ENGLANDS



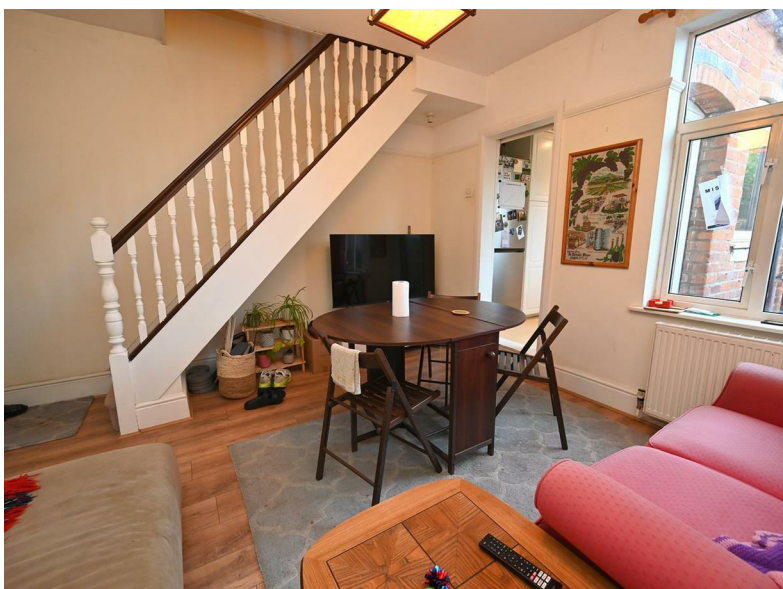
51 Gordon Road

Harborne, Birmingham, B17 9HA

£320,000

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PROPERTY DESCRIPTION

This end terrace property is well located within walking distance to Harborne High Street and includes two reception rooms, kitchen, two bedrooms, bathroom and rear garden. Offering no upward chain, this property has the benefit of central heating and double glazing as specified.

Gordon Road is conveniently situated between Station Road and Park Hill Road, being close to Harborne High Street, known for its excellent amenities and regular transportation services to the City Centre, offering a variety of leisure, entertainment and shopping options. The location also provides easy access to the Queen Elizabeth Medical Centre, the University of Birmingham, as well as reputable local primary schools and Harborne Leisure Centre.

The property is set back from the road behind a fore garden with boundary wall, paved area and wrought iron access gate. An internal inspection is essential and recommended to fully appreciate with accommodation which comprises in detail.



51 Gordon Road





VESTIBULE
Having entrance door with oval window. Inner door into:

HALLWAY
Having wooden style flooring, ceiling light point, radiator and stairs rising to first floor accommodation.

FRONT RECEPTION ROOM
4.18m max into bay x 3.09m max (13'8" max into bay x 10'1" max)
Having wooden style flooring, ceiling light point, picture rail, recessed chimney breast with solid fuel style fire, radiator and UPVC double glazed bay window with shutters.

REAR RECEPTION ROOM
4.02m max x 3.76m max (13'2" max x 12'4" max)
Having wooden style flooring, radiator, picture rail, UPVC double glazed window and two ceiling light points. Sliding door leads to:

KITCHEN
Having vinyl flooring, ceiling light point, a range of wall and base units with wooden style worktop over, integrated electric oven, induction hob and extractor fan over, two UPVC double glazed windows, radiator, partial tiling to walls, plumbing for washing machine,1 1/2 bowl sink drainer with mixer tap over and UPVC double glazed door lead to garden.

Stairs rising to first floor accommodation.

LANDING
Having ceiling light point, loft hatch access and built-in storage cupboard.

BEDROOM ONE FRONT
4.06m max x 3.48m max (13'3" max x 11'5" max)
Having wooden style flooring, picture rail, ceiling light point, radiator and UPVC double glazed window with shutters.

BEDROOM TWO
3.73m max x 2.55m max (12'2" max x 8'4" max)
Having wooden style flooring, picture rail, ceiling light point, built in wardrobe housing gas boiler and UPVC double glazed window.

BATHROOM
Having wooden flooring, low flush WC, partial tiling to walls, pedestal hand wash basin, UPVC obscured double glazed window, extractor fan, ceiling light point, corner panelled bathtub with mixer tap over and wall mounted electric shower, and radiator.

OUTSIDE

REAR GARDEN
Having paved patio with steps leading up to lawn, and gate for side access. Outbuilding having wall light, window and power connections.

ADDITIONAL INFORMATION
Tenure: Freehold
Council Tax Band: C





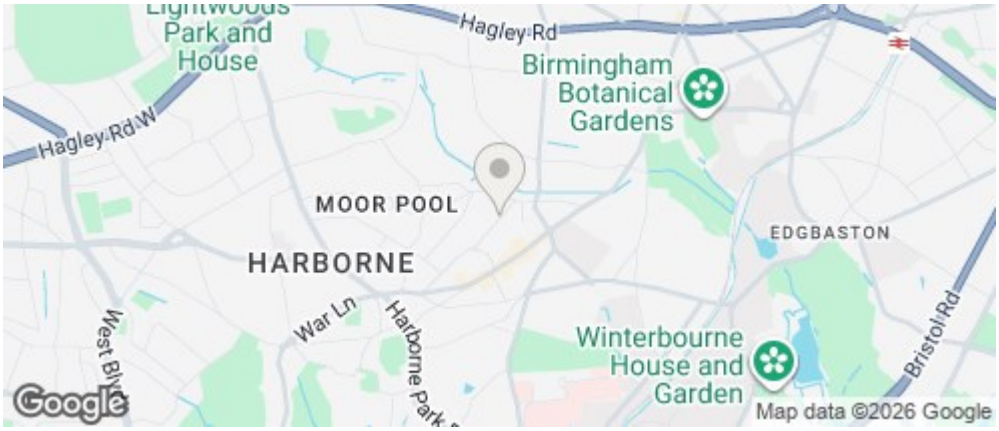




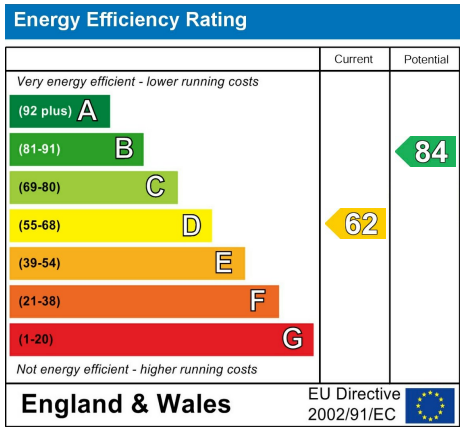
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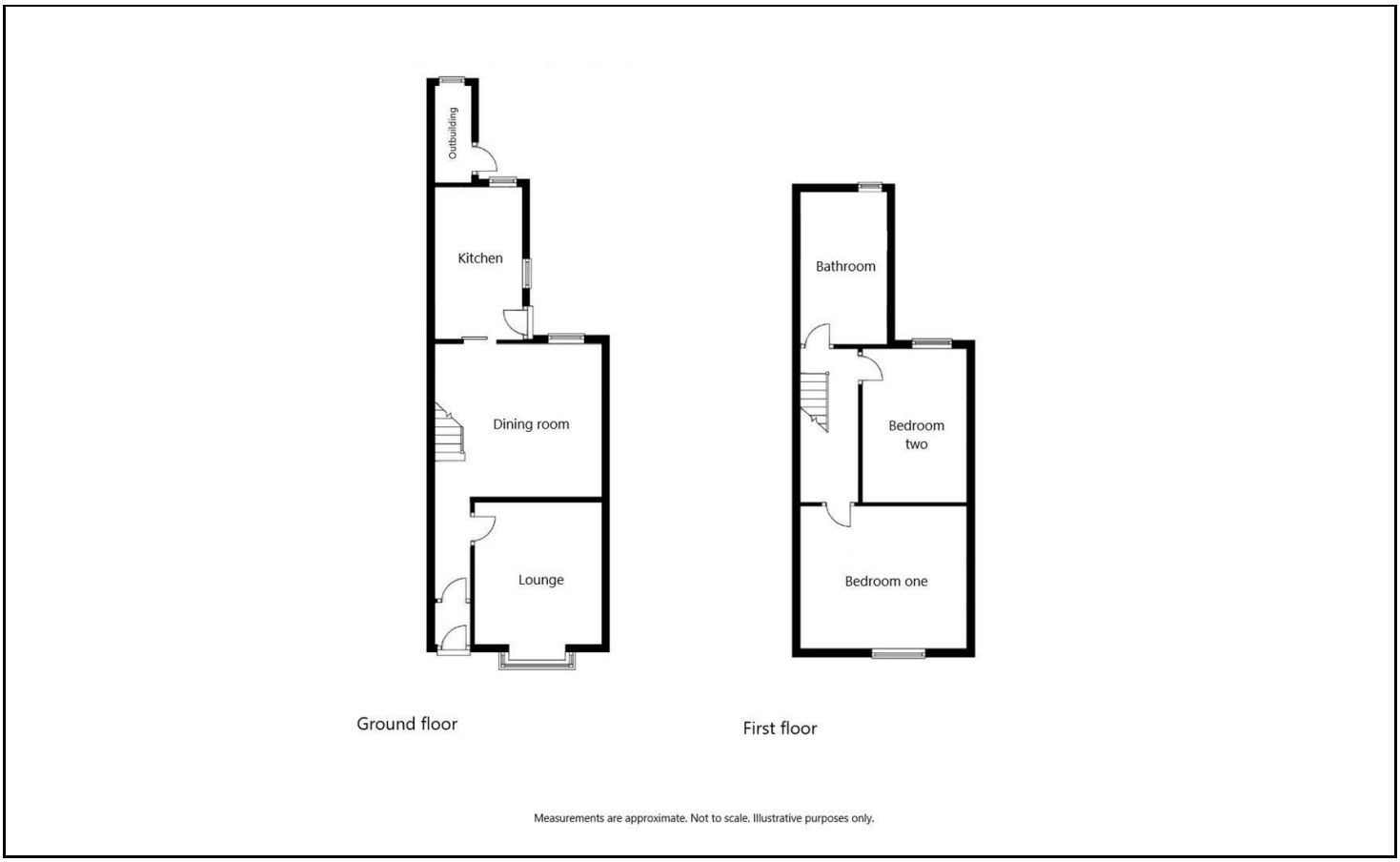
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.