



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

54, GREENFIELD ROAD, HARBORNE, BIRMINGHAM, B17  
0EE  
ASKING PRICE OF £260,000





## DESCRIPTION

A brilliant opportunity to purchase this two bedroom end terrace house on the doorstep of Harborne High street.

This fabulous property boasts beautiful features such as high ceilings, decorative details and features such the original fire place, to compliment the spacious accommodation.

The ground floor consists of a welcoming reception area, with separate kitchen and family bathroom. The first floor features a spacious master bedroom and guest bedroom. The master front facing and boasting integral wardrobes. The property further offers ample storage, gas centre heating and double glazing (where specified).

In addition, the property offers an easy maintainable rear garden.

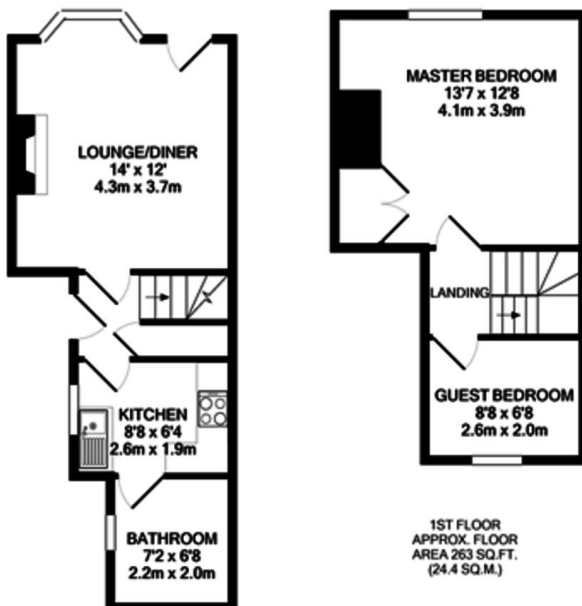
## LOCATION

Greenfield road is situated directly off Harborne High street. A very popular neighbourhood for young families and city commuters. A very short walk leads to Harborne High Street with a plethora of shops, boutiques, independent restaurants/bars and amenities.

Excellent road and transport links are within a few minutes walk to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute.

Primary, secondary and prep schools are nearby, and buyers should take particular note that property is within (2018) catchment of Ofsted rated "outstanding" Harborne Primary school.

Leisure facilities are provided with Harborne's parks and Fitness centre/swimming baths, not to mention the city's first 50m swimming pool at the recently completed Birmingham University complex plus Harborne golf club. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention centres such as the ICC and Symphony Hall, facilities to be proud off.



GROUND FLOOR  
APPROX. FLOOR  
AREA 303 SQ.FT.  
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 565 SQ.FT. (52.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.