



## Northfield Road

Harborne

B17 0SU

Offers In Excess Of **£300,000**

*Two-Bedroom Mid-Terraced House*

*Beautiful Rear Garden*

*784 Sq. Ft.*

*Freehold*



**Property Description**

*DESCRIPTION* An improved and well presented traditional-style terraced residence with central heating and double glazing as specified: front lounge, fitted breakfast/kitchen, two bedrooms, bathroom /WC with shower, attractive rear garden and useful home office/outbuilding.

*LOCATION* The property is well situated in Northfield Road between Tennal Road and Fredas Grove. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne leisure centre, as well as excellent amenities around Harborne High Street, local shops and regular transport services leading through to comprehensive city centre facilities.

*JAMES LAURENCE ESTATE AGENTS' MATERIAL INFORMATION* Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

*Fixtures and Fittings:* All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

*Tenure:* Freehold

*Services:* All mains' services are connected to the property.

*Local Authority:* Birmingham City Council

*Council Tax Band:* - B

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

*Free Valuation:* Please contact the office on to make an appointment.

*Residential Lettings and Management:* If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

*Conveyancing:* Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

*Financial Services:* James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

**Floor Layout**



Total approx. floor area 784 sq ft (73 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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(11-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		46	81

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*Agents Note:* Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements