



ENGLANDS

7 Denise Drive

Harborne, Birmingham, B17 0BN

- IN CUL-DE-SAC LOCATION OF HARBORNE
- THREE BEDROOMS, BATHROOM/WC
- SPACIOUS LOUNGE/DINING ROOM, DOWNSTAIRS WC
- REAR GARDEN, PARKING, NO CHAIN

£300,000

EPC Rating 'D'



Property Description

Englands are pleased to present to market this three bedroom link-detached residence in a cul-de-sac and sought after residential location of Harborne. Within walking distance to The Queen Elizabeth Medical Complex, Birmingham University and Harborne High Street along with excellent transport links to Birmingham City Centre.

Denise Drive is a cul-de-sac situated just off Harborne Park Road. It is readily accessible to The Queen Elizabeth Medical Complex, Birmingham University and Harborne High Street along with excellent transport links to Birmingham City Centre as well as local motorway connections within easy reach.

The property itself is set back from the road by a block paved driveway, carport leading to the garage and a decorative foregarden with laid lawn, evergreens and shrubbery. The accommodation which can only be appreciated by an internal inspection begins with a

UPVC double glazed entrance door opening to:-

ENTRANCE HALL

Having central heating radiator, stairs leading to first floor accommodation and ceiling light point. Further doors opening to:-

DOWNSTAIRS WC

Having low level WC, corner wash hand basin, obscured double glazed window to the front elevation, central heating radiator and ceiling light point.

KITCHEN (FRONT)

13' 7" x 8' 10" (4.14m x 2.69m) Having single bowl stainless steel sink drainer with mixer tap over and appliance space below, a range of wall and base units incorporating laminate style roll-top work surfaces. Double glazed window to the front elevation, central heating radiator, serving hatch through to lounge and ceiling light point.

LOUNGE/ DINING ROOM (REAR)

15' 8" x 15' 2" (4.78m x 4.62m) Having UPVC double glazed sliding doors to the rear garden, central heating radiator, useful storage cupboard, two wall lights points and two ceiling light points.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having double glazed window to the side elevation, access hatch to the loft and ceiling light point.

BEDROOM ONE (REAR)

14' 11" x 8' 9" (4.55m x 2.67m) Having aluminium double glazed windows to the rear elevation, central heating radiator and ceiling light point.

BEDROOM TWO (FRONT)

12' 10" x 8' 8" (3.91m x 2.64m) Having aluminium double glazed windows to the front elevation, central heating radiator and ceiling light point.

BEDROOM THREE (REAR)

12' 0" x 6' 0" (3.66m x 1.83m) Having aluminium double glazed windows to the rear elevation, central heating radiator and ceiling light point.

HOUSE BATHROOM

9' 5" x 6' 0" (2.87m x 1.83m) Having low level WC, pedestal wash hand basin with mixer tap over and

panelled bath with shower unit over. Obscured Aluminium double glazed window to the front elevation, part complementary tiling to walls, central heating radiator, recessed ceiling spotlights, shaver point, and useful storage cupboard housing the Worcester Combi gas boiler.

OUTSIDE

REAR GARDEN

Being accessed from the garage and dining room and comprising paved patio area leading to further lawned area with pathway leading to the rear, a range of established evergreens, shrubbery and trees also with fence panels to 3 sides.

AGENTS NOTE

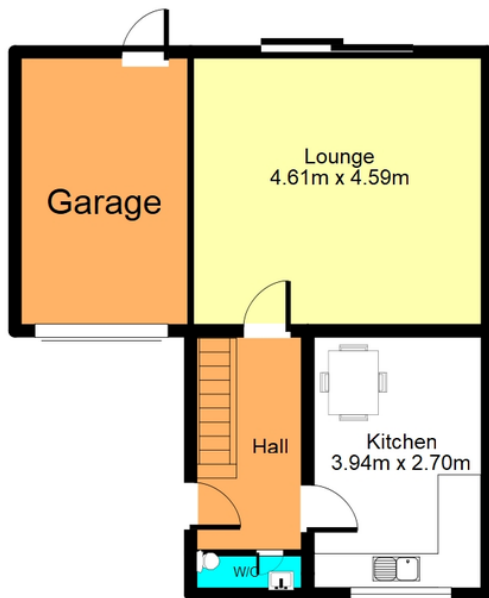
This property is being sold with the benefit of no upward chain.

Tenure- We have been advised the property is Freehold.

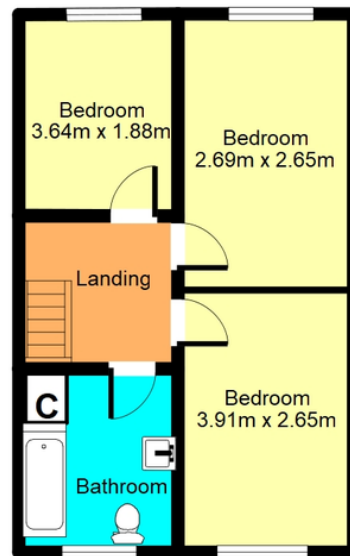
Fixtures & Fittings- Any items not included in these particulars are excluded from the sale, but some may be available by separate negotiation.

Viewing- Strictly with Selling Agents:

Englands Estate Agents, 146 High Street, Harborne, Birmingham, B17 9NN. Telephone No: 0121 427 1974



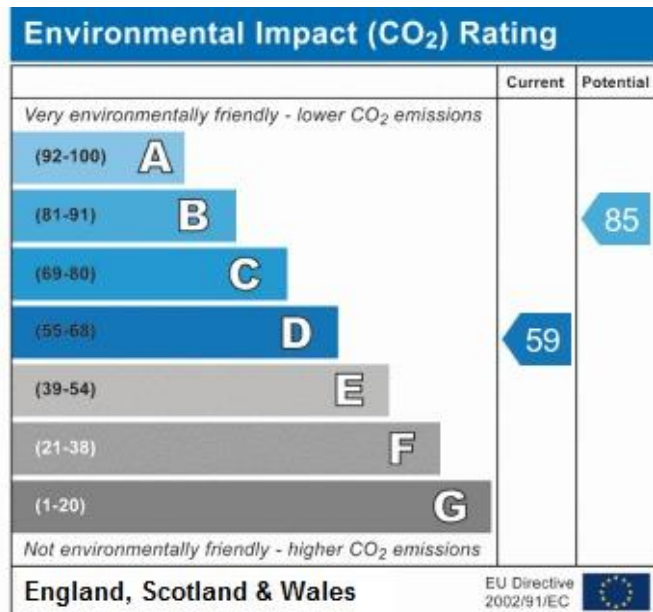
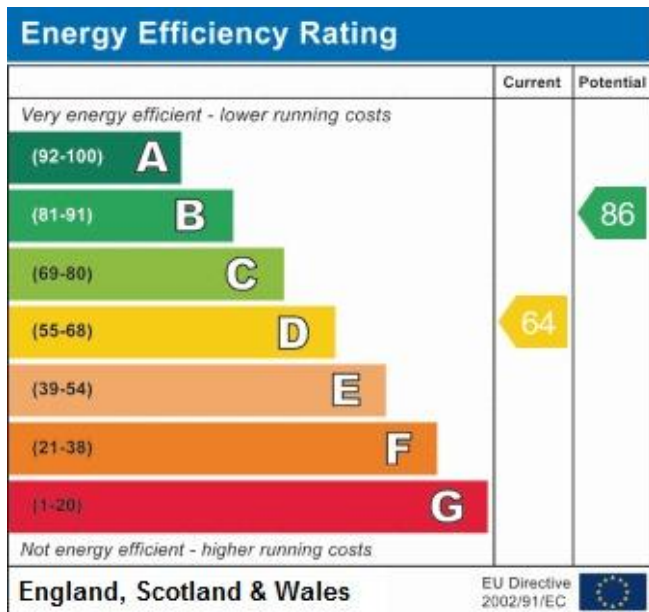
Ground Floor



First Floor

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All measurements are an approximate and for display purposes only.



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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

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists' impression or plans of the property.

A word of advice

We have a number of properties that fail to complete as a result of prolonged delays, which also means that people incur unnecessary costs and anxiety.

Englands recommend that clients use the services of a specialist, whether they are solicitors or mortgage advisers, to help reduce these risks and worries.

Mortgage advice

Englands Estate Agency has chosen to recommend Lang Independent Mortgage Advice Ltd. Ian Lang has given independent mortgage advice from our office in Harborne since 2003. He specialises in providing mortgage and related insurance advice and does not normally charge a fee for his service as he is remunerated in the form of commission from the providers. Please contact Ian Lang on 0121 427 1364 or ian@langimi.com.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Solicitors

Once a sale has been agreed and is in the hands of the Solicitors it is sometimes difficult for the Estate Agents to move things along smoothly and to the satisfaction of the client, therefore from our experience it is extremely important that any firm of Solicitor chosen deals with the work promptly and preferably on a same day basis. The selection of a firm that cannot deal with work promptly can cause transactions to be delayed and at times fail.

We recommend Messrs. England Kerr Hands & Co who have been featured in national newspaper and on Central News for the speed and efficiency of their firm. Please contact them on 0121 427 9898 for further information.

We strongly recommend that you do not use what has been named as 'factory farming' conveyancing based outside the Birmingham area that cannot offer a personal service with firms who cannot guarantee prompt attention.

The sale and purchase of a property is a large investment in a person's life and we recommend the careful selection of your Mortgage Adviser and Solicitor.