



ENGLANDS

21 Earls Court Road

Harborne, Birmingham, B17 9AH

- **TRADITIONAL TERRACED RESIDENCE**
- **TWO RECEPTION ROOMS, FITTED KITCHEN**
- **TWO BEDROOMS, BATHROOM/WC**
- **LAUNDRY/STORE, GARDENS, NO CHAIN**

Offers In Region Of
£239,950
EPC Rating 'E'



21 Earls Court Road, Harborne, Birmingham, WEST MIDLANDS, B17 9AH



Property Description

An attractive traditional style terraced residence in a good location. Central heating as specified, two reception rooms, inner lobby with cloaks/store, fitted kitchen with hob/oven, two bedrooms, bathroom/WC with shower, laundry/storage room, front rear gardens, no chain.

Earls Court Road is well situated between Court Oak Road and Hampton Court Road. It is close to the delightful grounds of Queens Park and readily accessible to the Queen Elizabeth Medical Centre, Birmingham University and Harborne Leisure Centre as well as excellent amenities around Harborne High Street and regular transport services to comprehensive city centre facilities.

The property is setback from the road behind a mainly stone chipped foregarden with boundary wall/hedge and pathway access. An internal inspection is essential to fully appreciate the accommodation which





comprises in more detail;

ON THE GROUND FLOOR

FRONT RECEPTION ROOM

13' 3" to bay window x 11' 8" max (4.04m x 3.56m) Having front part stained leaded light bay window, part glazed entrance door with window over, feature ornate cast iron style fireplace with tiled hearth, meter cupboard, coving, picture rail and radiator.

INNER LOBBY/HALL

Having recessed shelving and under stairs cloaks/storage cupboard.

REAR RECEPTION ROOM

12' 2" x 11' 8" max (3.71m x 3.56m) Having tiled fireplace with timber surround and tiled hearth, coving, radiator and stairs off.

FITTED KITCHEN (REAR)

11' 10" max x 5' 11" max (3.61m x 1.8m) Having inset single drainer sink top with mixer tap and cupboard below, base units with worktops over, wall cupboards, integral oven with electric hob over and stainless steel hood above. Partial tiling to walls, radiator, side window, tiled floor and door to garden with window over.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

With roof hatch.

BEDROOM ONE (FRONT)

11' 3" x 11' 8" max (3.43m x 3.56m) Having ornate cast iron fire surround, two windows, radiator and built in cupboard/store.

BEDROOM TWO (REAR)

12' 2" x 8' 4" max (3.71m x 2.54m) Having ornate cast iron style fireplace with timber surround and tiled hearth. Radiator and rear window.

BATHROOM REAR

11' 8" x 5' 11" (3.56m x 1.8m) Having panelled bath with shower unit over and side screen, low flush WC with cupboard to one side, also vanity style hand basin with mixer tap, cupboards below, mirror to rear and light points. Partial tiling to walls, towel radiator and fitted cupboard housing the 'Vaillant' gas fired boiler.

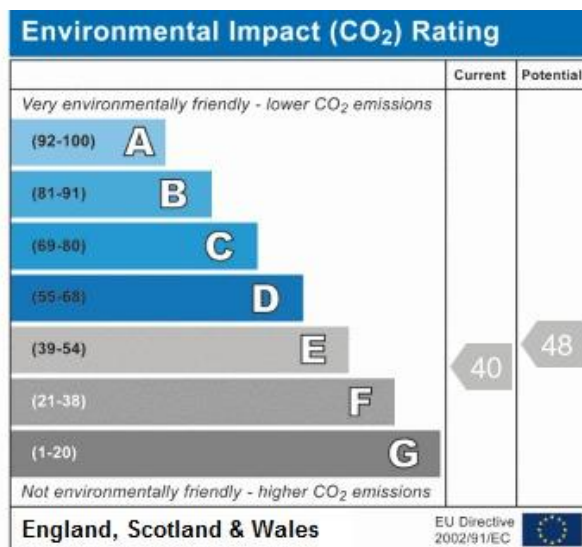
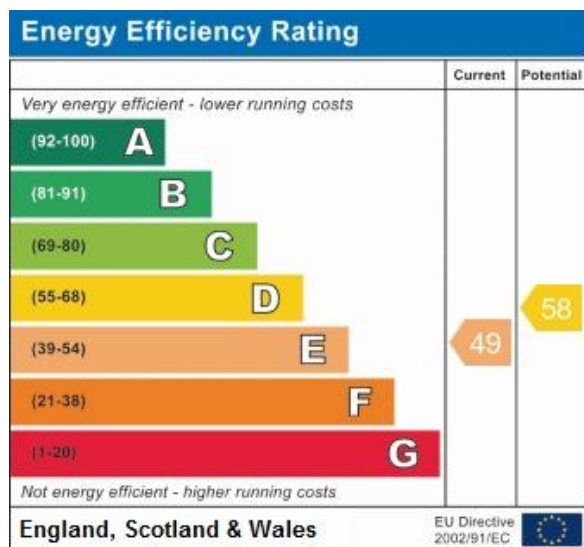
OUTSIDE

LAUNDRY/STORE ROOM

Located off the side terrace having appliance space with worktop over, rear window and plumbing facilities for washing machine.

REAR GARDENS

Pleasant rear garden including side/rear blue brick style terrace with exterior tap and power point. Lawn beyond with flower/shrub border, pathway, further terraced area and rear gate.



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.