



ENGLANDS

10 Crookham Close

Harborne, Birmingham, B17 8RR

- SEMI-DETACHED. THREE BEDROOMS.
- CUL-DE-SAC LOCATION
- SPACIOUS LOUNGE/DINER
- SIDE GARAGE. LARGE DRIVEWAY

£289,950

EPC Rating 'D'





Property Description

Three bedroom semi-detached property set in a delightful cul-de-sac location on the popular Beech Lanes Estate in Harborne. The property has a large driveway, side garage, porch, downstairs WC, open plan lounge/kitchen/dining, three bedrooms and bathroom. There is a side garage and well-established rear garden.

Crookham Close is a cul-de-sac leading off Minley Avenue, which in turn leads off Fitz Roy Avenue and is very well-located for Harborne with its excellent restaurants, bars and shops including Marks and Spencer and Waitrose. Birmingham City Centre is readily accessible with all the shopping, entertainment and leisure facilities to enjoy as well as transport links to other major cities. Local Motorway connections are also easily accessible.

The property is set back from the roadway by a spacious driveway and front lawn with flowerbed





borders having a range of evergreen shrubs and flowers. There is a side garage and also passageway providing access to the rear garden.

Viewing is highly recommended in order to fully appreciate the accommodation on offer, which comprises in more detail:

UPVC double glazed entrance door with side window leads into



PORCH

8' 0" x 6' 0" (2.457m x 1.837m) Spacious porch having meter cupboard, part glazed roof, ceiling light point, and door through to;

DOWNSTAIRS WC

Having low flush WC, Wall light, wall mounted wash hand basin, laminate flooring.

Glazed inner door leads through to hallway having radiator, ceiling light point, and useful large storage cupboard leading off.



RECEPTION/DINING ROOM

17' 11" x 14' 2" max (5.482m x 4.32m) Having double glazed aluminium sliding patio doors leading to the rear garden, UPVC double glazed window, wooden fire surround with inset electric fire. Two radiators, two ceiling light points, and stairs leading off to 1st floor accommodation.

KITCHEN

12' 8" max x 6' 4" max (3.879m x 1.949m) Having a range of matching wall and base units in a wood style with rolltop worksurfaces, 1 1/2 bowl stainless steel sink drainer with mixer tap over, window overlooking the porch, integrated Indesit electric oven and gas hob, with extractor fan fitted above. Plumbing for washing machine plus further space for fridge/freezer.

Stairs rising to 1st floor accommodation half landing with window to the side elevation.

1ST FLOOR LANDING

Having radiator, ceiling light point and hatch for access to the loft.





BEDROOM ONE

11' 9" x 11' 5" (3.589m x 3.481m) Overlooking the rear of the property, and having double glazed UPVC window, ceiling light point, wall-mounted heater.

BEDROOM TWO

11' 8" x 9' 11" (3.567m x 3.048m) Front. Having double glazed UPVC window overlooking the front elevation, ceiling light point, and wall mounted heater.

BEDROOM THREE

14' 10" max into doorway x 5' 10" (4.543m x 1.801m) Having double glazed UPVC window overlooking the rear garden, ceiling light point.



BATHROOM

9' 4" max x 5' 11" max (2.867m x 1.808m) Having panelled bath, mid flush WC, pedestal wash hand basin, radiator, and ceiling light point. Window to the front.

GARAGE

Having up and over door and housing the Worcester gas boiler, in addition the gas meter.

Side passageway down the side of the garage leading to a gate to the back garden.



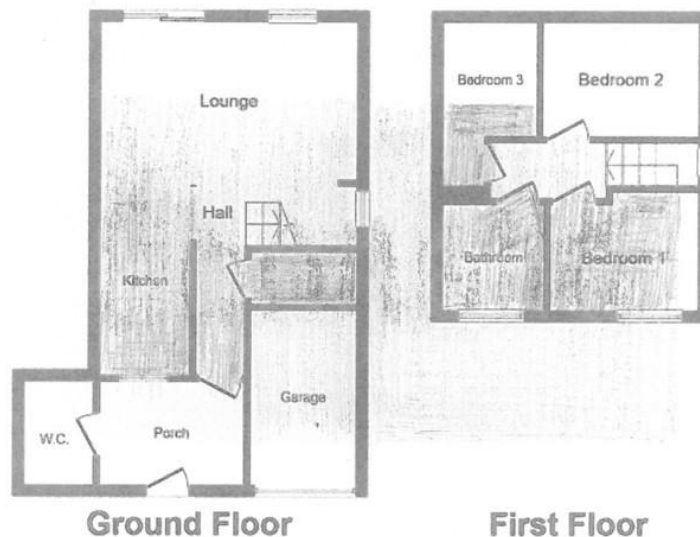
REAR GARDEN

Having paved patio area, then to lawn, fence panels to three sides and an abundance of evergreen shrubs, trees and flowers in borders.





Floorplan for 3 bedroom semi-detached house for sale



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).¹

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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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 are 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

Peter Hunt Cert CII(MP) Cert PFS CeMap

Englands Estate Agency has chosen to recommend Peter Hunt who is one of the partners at Moneywatch Finance. Peter gives impartial advice regarding all types of mortgages, life assurance, critical illness, income protection & property insurance. Please contact Peter on 0121 503 0961 or email peter@moneywatchfinance.com

Peter qualified as a financial adviser in 1990, his experience in financial services and his wealth of knowledge ensures his clients get the best possible advice.

He is also one of the panel advisers for the Grand Design Live TV show & is recognised in the Times Vouched for guide to the UK's top rated financial advisers.

Moneywatch Finance is an appointed representative of HL Partnership, which is authorised and regulated by the Financial Conduct Authority.

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.

