

HADLEIGH

PROPERTY . PERSONALLY

72 STATION ROAD, HARBORNE, B17 9LX



A PARTICULARLY SPACIOUS THREE STOREY VICTORIAN SEMI-DETACHED RESIDENCE WITH FIVE DOUBLE BEDROOMS AND SITUATED WITHIN CLOSE PROXIMITY TO HARBORNE HIGH STREET.

NO UPWARD CHAIN
EPC BAND RATING D

£500,000

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Location

STATION ROAD is a convenient location within close proximity to Harborne High Street with its excellent shopping, cafe and restaurant facilities. In addition Harborne Primary & Infants School is within walking distance and there are excellent public transport facilities to all surrounding areas. Birmingham University and the Queen Elizabeth Medical Complex are readily accessible.

Description

72 STATION ROAD offers an excellent opportunity to both family and investment buyers. The spaciouly proportioned accommodation benefits from gas central heating and double glazing as specified and comprises at ground floor level two reception rooms, guest cloakroom, particularly large breakfast kitchen. At first and second floor are five double bedrooms, bathroom and shower room. To complement the property is an enclosed rear garden with lawn and brick built garden shed.

Set back beyond a walled forecourt and pathway the accommodation which still boasts many original features and comprises:

Vestibule Porch

With Minton tiled flooring, ceiling light point, cornice, hardwood front door.



Reception Hall

With Minton tiled flooring, central heating radiator, centre plaster arch, staircase rising off, understairs storage cupboard, double glazed door and further inner front door.



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Guest Cloakroom

With low level WC., wash hand basin, double glazed window to side.

Front Reception/Living Room

16'5" x 12'10" (5.00m x 3.91m)

Having original feature fireplace with painted mantel and hearth beneath, laid laminate floor, central heating radiator, power points, ceiling light point with original plaster rose, cornice, double glazed bay window to front.



Rear Reception/Dining Room

13'1" x 11'6" (3.99m x 3.51m)

Having feature fireplace, ceiling light point with plaster rose, cornice, central heating radiator, power points, double glazed window to rear.



Large Breakfast Kitchen

13'10" x 19'5" (4.22m x 5.92m)

Having sink unit and drainer with base units beneath, further base and wall units with contrasting work surface, single door oven, four ring gas hob, stainless steel extractor hood, plumbing for washing machine, space for fridge freezer, separate breakfast area, wall mounted gas boiler, central heating radiator, two ceiling light points, double glazed bay window to side and picture window to rear.



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On the first floor

A tread staircase leads to the first floor landing and gives access to:



Bedroom One

18'0" x 13'3" (5.49m x 4.04m)

Having central heating radiator, several power points, cornice, ceiling light point, three double glazed picture windows to front.



Bedroom Two

13'3" x 11'9" (4.04m x 3.58m)

Having central heating radiator, power points, ceiling light point, double glazed window to rear.



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Bedroom Three

15'4" x 11'3" (4.67m x 3.43m) A particularly light and airing bedroom, central heating radiator, power points, ceiling light point, dual aspect double glazed windows to side and rear.



Part Tiled Bathroom

Comprising panelled bath with hand held shower with glazed shield, wash hand basin, WC., space saver heated chrome towel rail, double glazed window to side.



Separate WC

Comprising low level WC, double glazed window to side.

On the second floor

A further staircase leads to the second floor landing with useful under eaves storage, access to roof void and to:

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Bedroom Four

18'0" x 13'6" (5.49m x 4.11m)

Having central heating radiator, power points, ceiling light point, double glazed window to front.



Bedroom Five

13'3" x 11'6" (4.04m x 3.51m)

Having central heating radiator, power points, ceiling light point, double glazed window to rear.



Shower Room

Having enclosed shower cubicle, WC, wash hand basin and ceiling light point.

Outside

The property is set back beyond a walled fore court and pathway.

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Rear Garden

Enjoy a good degree of privacy and are laid to lawn with side gate.



General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

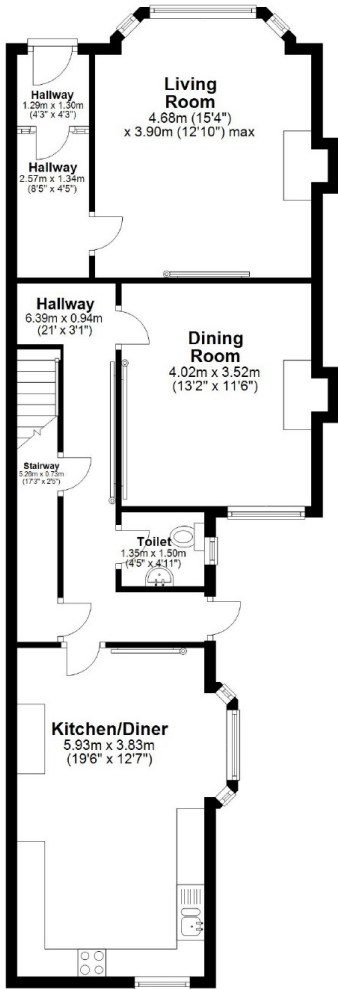
TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.

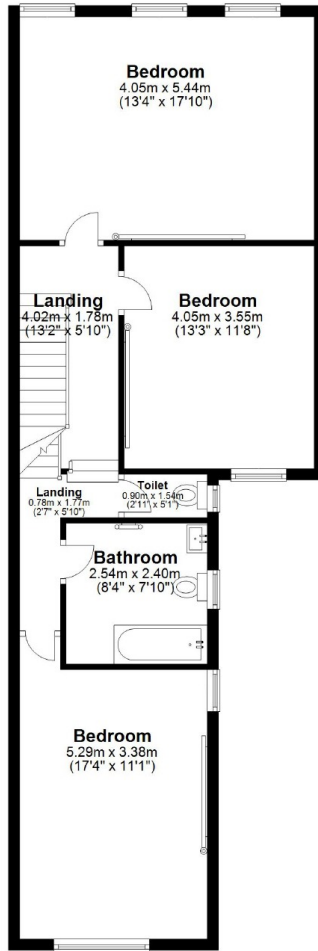
Ground Floor

Approx. 74.7 sq. metres (804.2 sq. feet)



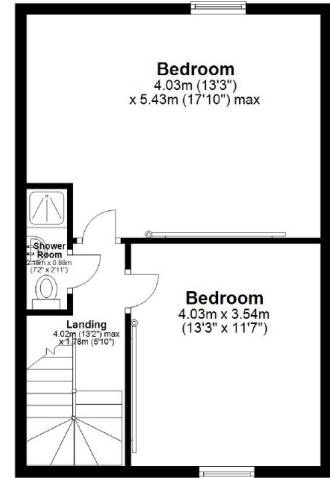
First Floor

Approx. 72.8 sq. metres (783.4 sq. feet)

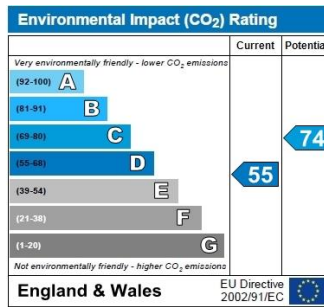
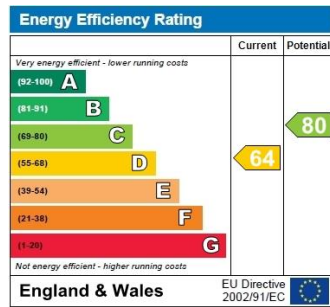


Second Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



Total area: approx. 192.5 sq. metres (2071.9 sq. feet)



MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".