

115 METCHLEY LANE, HARBORNE, B17 0JH



FOR SALE UNDER THE HAMMER VIA THE MODERN METHOD OF AUCTION

[HTTP://HADLEIGH.UNDERTHEHAMMER.COM/PROPERTY/VIEW/137/](http://hadleigh.underthehammer.com/property/view/137/)

A PARTICULARLY SPACIOUS AND EXTENDED 3/4 BEDROOM SEMI-

£399,999



Location

FOR SALE UNDER THE HAMMER via the Modern Method of Auction which is not to be confused with traditional auction. Guide Price £399,000 plus Reservation Fee.

METCHLEY LANE is a popular and convenient location within close proximity to the Queen Elizabeth Medical Complex and Birmingham University. In addition Harborne high Street is readily accessible with its excellent shopping, restaurant and cafe facilities . There are schools for children of children of all ages nearby.

Description

115 METCHLEY LANE is a particularly deceptive period semi detached property which offers versatile accommodation and therefore is ideal for both family and investment buyers. Benefitting from front and rear parking the property has gas central heating together with double glazing (as specified). At ground floor level there is an enclosed porch, reception hall, guest cloakroom/WC., through lounge/ dining room, full width breakfast room, fitted kitchen with vaulted ceiling and utility. There is a 4th bedroom/study whilst at first floor level are three further bedrooms and bathroom. To complement the property is an easily maintained private rear garden.

Being in excellent decorative order throughout the accommodation comprises in more detail:

Enclosed Porch

With double glazed front door.

Reception Hall

Having laid laminate floor, cloaks cupboard, double panelled radiator, staircase rising off, ceiling light point, inner front door, double glazed window to side.

Front Reception/Living Room

13'1" x 11'10" (3.99m x 3.61m)

Feature fireplace, laid laminate flooring, radiator, several power points, ceiling light point, cornice, double glazed picture window to front and archway through to:





Rear Sitting Room

12'0" x 11'0" (3.66m x 3.35m)
Having gas coal effect fire inset in feature fireplace, laid laminate floor, radiator, several power points, ceiling light point, cornice, sliding double door glazed patio doors to the breakfast room and small skylight double glazed window.



Full Width Breakfast Room

16'11" x 13'4" (5.16m x 4.06m)
Having laid laminate flooring, fluorescent strip light, radiator, several power points, part glazed ceiling, double glazed window to rear.



Extended Kitchen

12'7" x 12'3" (3.84m x 3.73m)
Having sink unit and drainer with base units beneath, further base and wall units, floor and wall tiling, gas cooker point, extractor hood, vaulted ceiling with six 'Velux' skylights inset, 'Xpelair', space for fridge freezer, radiator, twin double glazed 'French' doors to the rear garden and double glazed window to side.



Separate Utility

6'7" x 6'1" (2.01m x 1.85m) Having plumbing for washing machine, worksurface, radiator, tiling and 'Velux' skylight.



Guest Cloakroom

Guest cloakroom being fully tiled comprising low level WC., shower cubicle, wash hand basin, radiator 'Velux' skylight.

Bedroom Four/Study

13'4" x 6'4" (4.06m x 1.93m)

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



On the first floor

A tread staircase leads to the first floor landing with useful storage cupboard, full height window to side giving an excellent degree of natural light, access to loft and to:

Bedroom One

10'3" x 12'2" (3.12m x 3.71m)

Built-in wardrobes, radiator, power points, ceiling light point, double glazed window to front.





Bedroom Two

10'3" x 11'10" (3.12m x 3.61m)
Built-in wardrobes, radiator, power points, ceiling light point, double glazed window to rear.



Bedroom Three

9'3" x 9'0" (2.82m x 2.74m) Having radiator, power points, ceiling light point, double glazed window to rear.



Bathroom

Comprising panelled bath with electric shower over, low level WC., wash hand basin, radiator, wall tiling, opaque double glazed window to front.





Outside

The property is set back beyond a forecourt driveway with space for 2/3 cars. There is further gated parking to the rear approached from Metchley Court.



Garden

The easily maintained rear gardens have been landscaped to provide patio, artificial lawn, established rockery, conifers, summer house, garden shed and are fully enclosed.



Rear Elevation



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

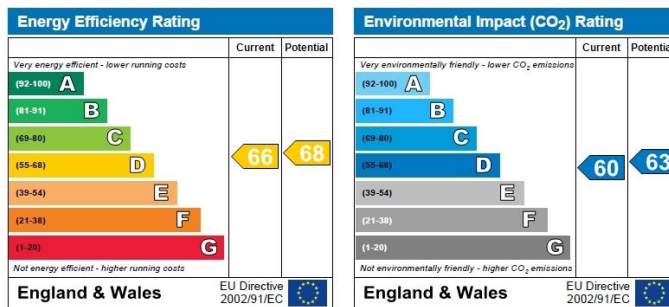


WATER AUTHORITY: Severn Trent Water - 0345 500500

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.



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".