



Fredas Grove

Harborne, Birmingham, B17 0SY

Asking Price £245,000



- Mid-Terraced Family Home in Popular Harborne Location
- Off-Street Parking and Garage En-Bloc
- Wonderful Views Overlooking Golf Course to the Rear
- No Upward Chain
- Two Double Bedrooms
- Quiet Cul-De-Sac Location
- Excellent Links to QE Medical Complex and Birmingham University
- EPC Rating - C

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A well presented and deceptively spacious two bedroom mid-terraced property situated in this quiet cul-de-sac location in close proximity to central Harborne. Ideal for first time buyers or as an investment opportunity the property provides both off-street parking and a garage and is ideally situated for access to Queen Elizabeth Medical Complex. Being Sold with No Upward Chain.

The property provides gas central heating and is completely double glazed, the internal accommodation briefly comprises entrance hallway, fitted kitchen, spacious lounge with an extended orangery to the rear of the property increasing the internal footprint and leading directly out to a secluded rear garden overlooking the golf-course. The upstairs provides two generous double bedrooms and a family bathroom suite. The property provides a garage en-bloc.

The property is ideally positioned in close proximity to a number of local amenities with Harborne High Street a short walk away, providing all of Harborne's renowned local amenities such as high end supermarkets, cafés and eateries. The Queen Elizabeth Medical Complex, University of Birmingham and Birmingham City Centre are all easily accessible with a choice of local transport facilities, and leisure facilities such as Harborne Golf Club and Harborne Swimming Pool and Fitness Centre are also nearby. The school catchment provides an array of fantastic infant and junior schools within the local area.

Frontage and Approach

A driveway providing space for one vehicle leads directly to the entrance and a covered storm porch.

Entrance Hallway

A composite double glazed door leads into the hallway, providing stairs to first floor with storage underneath, central heating radiator and access into:

Kitchen

A fitted kitchen with double glazed window to the front elevation, central heating radiator and extractor fan, the kitchen comprises wall and base level units, complimentary work surfaces with tiled splash-back, sunken stainless steel sink and drainer, integrated oven with four-ring gas hob and extractor above, space for fridge-freezer and washing machine.

Lounge

A spacious lounge with double glazed sliding internal doors into the orangery, with central heating radiator.

Orangery

Double glazed and of brick construction, with dual aspect double glazed windows to side elevations and double glazed sliding patio doors out to rear garden, with a central heating radiator.

First Floor Landing

Providing loft access and doors into:

Bedroom One

With a double glazed window to rear elevation and central heating radiator.

Bedroom Two

With two double glazed windows to the front elevation, central heating radiator and built-in wardrobes of which house the central heating boiler.

Bathroom

Partly tiled comprising low level WC, pedestal wash hand basin, bath with mixer taps and separate electric shower above, central heating radiator and extractor fan.

Rear Garden

Providing a patio area and steps leading up to lawn area, with mature plants and flowerbeds, a fence boundary and wonderful views overlooking the golf course.

Garage En-Bloc

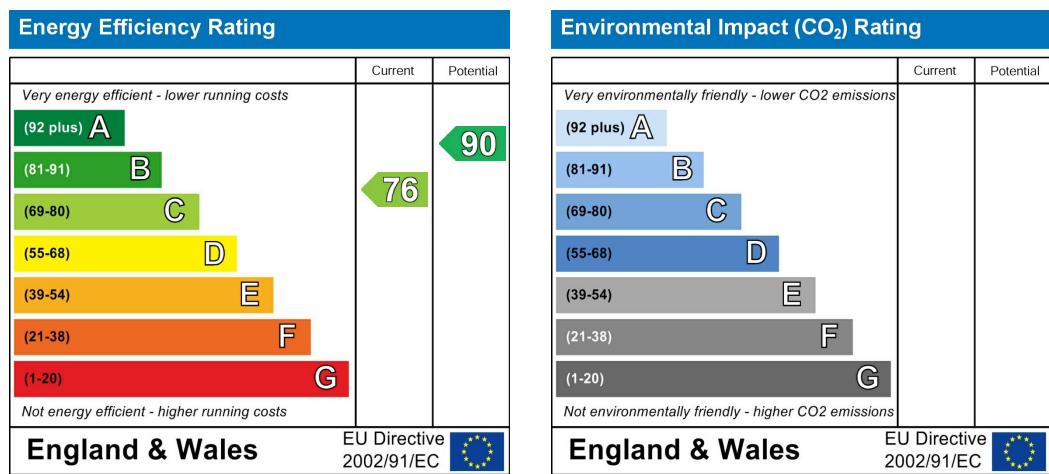
With up and over door and ideal for storage.

Floorplan





Energy Efficiency Graph



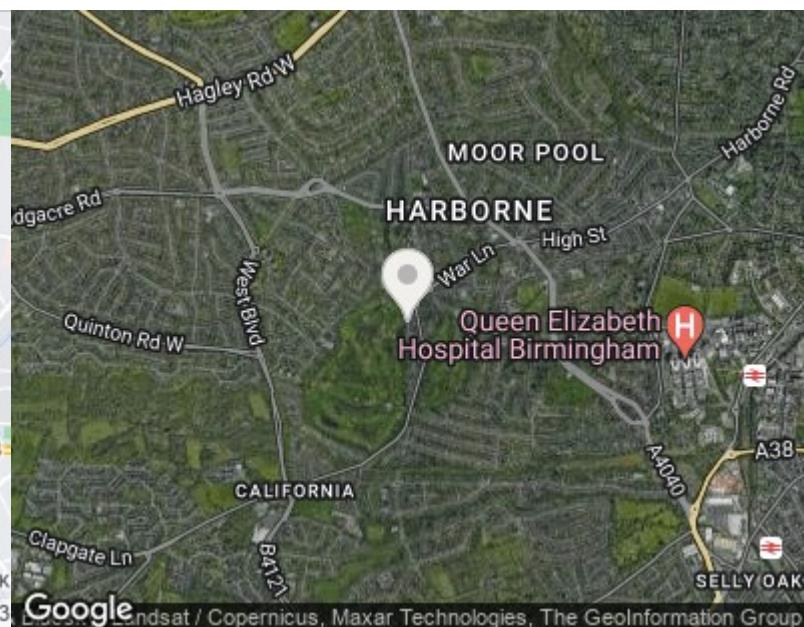
Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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