

# ENGLANDS



76 Hampton Court Road

Harborne, Birmingham, B17 9AF

£310,000





## PROPERTY DESCRIPTION

A traditional mid-terraced property in a fantastic location in Harborne, having an open plan living/dining area with central stairs rising to the first floor, extended kitchen, bathroom and two bedrooms. The property benefits from gas central heating and double glazing as specified, as well as a rear garden with decked seating area.

The property is well-located in Hampton Court Road which leads between Earls Court Road and Court Oak Road. It is close to the delightful grounds of Queen's Park and readily accessible to the Queen Elizabeth Medical Centre, Birmingham University, Harborne Leisure Centre as well as regular transport services leading through Harborne to comprehensive city centre leisure, entertainment and shopping facilities. Local motorway connections to the M5 and M6 are also readily accessible. Harborne High Street is close by with its excellent range of bars, restaurants and shops, which include Marks and Spencer and Waitrose.

An internal inspection is essential and recommended to fully appreciate the accommodation which comprises in more detail:





The property is set back from the roadway by a blue brick path and small foregarden, composite entrance door with porch canopy over leads into:

**THROUGH LIVING/DINING AREA**  
8.29m max x 3.58m max (27'2" max x 11'8" max)

**LIVING AREA**  
Having ceiling light point with ceiling rose, UPVC double glazed bay window, coving to ceiling, fireplace with gas fire, timber surround and tiled inset and hearth.

**DINING AREA**  
Having wooden flooring, ceiling light point with ceiling rose, coving to ceiling, UPVC double glazed window, radiator and storage cupboard.

**KITCHEN**  
5.91m max x 1.84m max (19'4" max x 6'0" max)  
Having tiled flooring, a range of wall and base units with worktop over, two ceiling light points and space for washing machine, dishwasher and dryer as well as oven. Three UPVC double glazed windows, two to the side elevation and one to the rear, partial tiling to walls, 1 1/2 bowl sink drainer with mixer tap over, wall mounted Worcester gas boiler, radiator and UPVC double glazed door leading to garden.

Stairs rising to first floor accommodation.

**LANDING**  
Having ceiling light point and loft hatch access.

**BEDROOM ONE FRONT**  
3.58m max x 3.43m max (11'8" max x 11'3" max)  
Having ceiling light point, radiator and UPVC double glazed window.

**BEDROOM TWO**  
3.75m max x 2.58m max (12'3" max x 8'5" max)  
Having ceiling light point, radiator, UPVC double glazed window and built in storage cupboard.

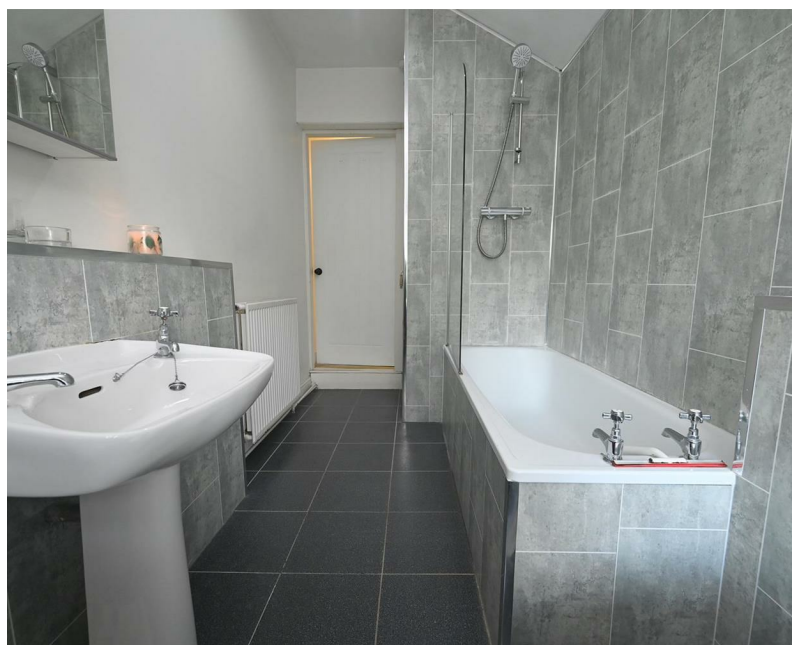
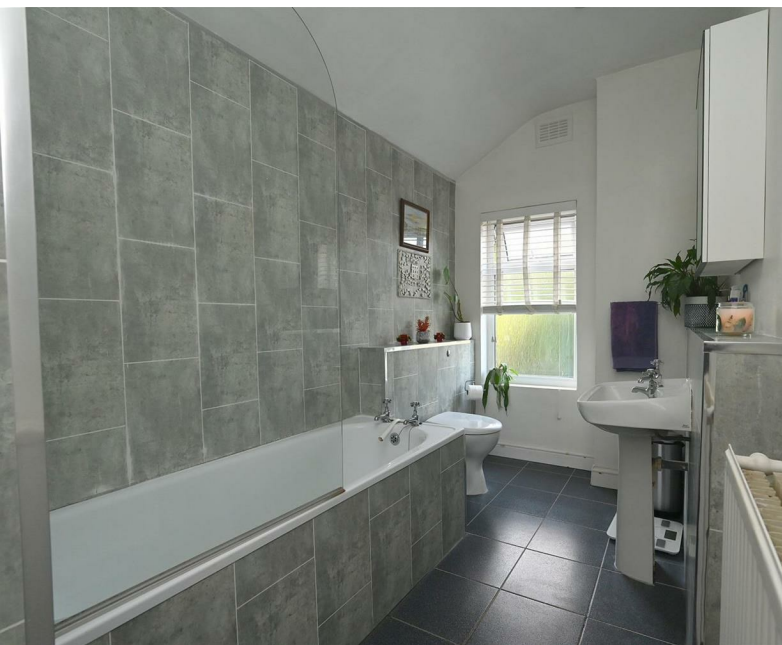
**BATHROOM**  
Having tiled flooring, radiator, UPVC double glazed obscured window, partial tiling to walls, panelled bathtub with wall mounted shower, pedestal hand wash basin, low flush WC and recessed ceiling spotlights. Useful built in storage cupboard.

**OUTSIDE**  
Door leading from the kitchen to paved side elevation having original blue brick paving and edging. Fence panels to three sides, artificial grass, rear decked seating area and gate providing access to the rear.

**ADDITIONAL INFORMATION**  
Tenure: Freehold  
Council Tax Band: C  
The current vendors have recently replaced the double glazed windows and door in the kitchen.



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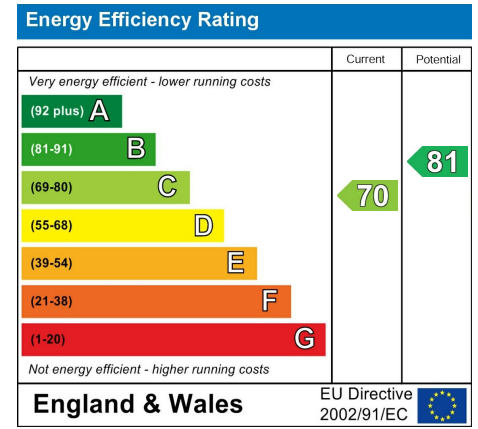
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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