

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.

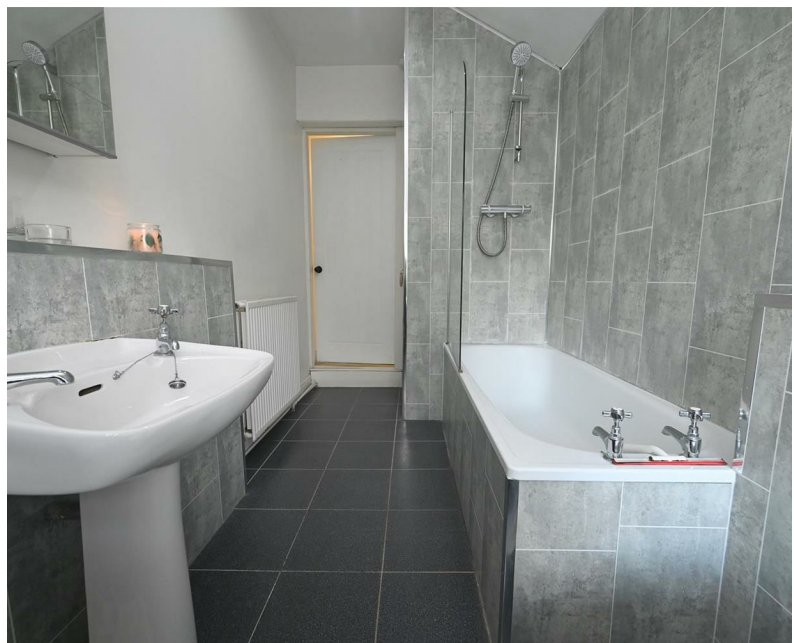
BATHROOM
Having tiled flooring, radiator, UPVC double glazed obscured window, partial tiling to walls, panelled bathtub with wall mounted shower, pedestal hand wash basin, low flush WC and recessed ceiling spotlights. Useful built in storage cupboard.

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.



ENGLANDS

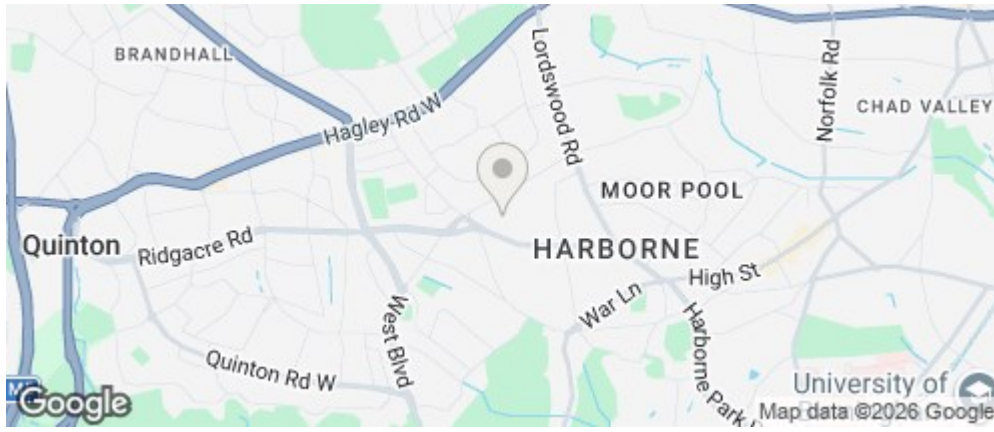




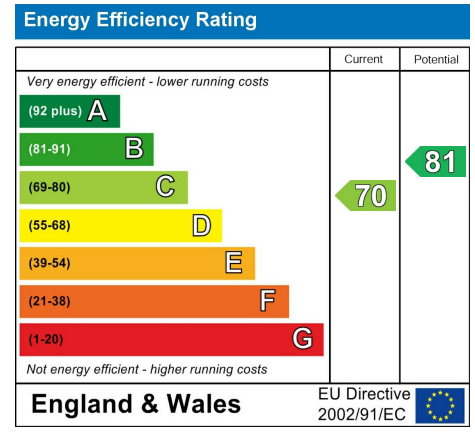
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or 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 final inspection of the property prior to exchange of contracts."

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. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents 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."

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.