

ENGLANDS



162 Ferncliffe Road
Harborne, Birmingham, B17 0QJ

£270,000





PROPERTY DESCRIPTION

Well-maintained semi-detached property set in a very convenient location. This two bedroomed home occupies an elevated position at the top of Ferncliffe Road, Harborne, with the Queen Elizabeth Hospital and University of Birmingham being within easy reach. Grove Park and local shops are close by and Selly Oak retail park and Harborne village are readily accessible.

The property benefits from a driveway, dual aspect lounge/dining room, kitchen, covered side area, two bedrooms, bathroom and enclosed rear garden. Gas central heating and double glazing.

Viewing is highly recommended in order to fully appreciate the accommodation which comprises in more detail:



Tel: 01214271974



The property is well set back from the road by a tarmac driveway, small brick retaining wall, decorative slate bed and gate leading to rear. UPVC entrance door with double glazed panel and covered canopy leads into:

HALLWAY

Having ceiling light point, radiator, stairs rising to first floor accommodation, useful under stairs storage area and storage cupboard housing the meters.

LOUNGE/DINING ROOM

6.55 max x 3.48 max (21'5" max x 11'5" max) Dual aspect lounge/dining room having UPVC double glazed window to the front and UPVC double glazed French doors opening out to the rear garden, two radiators, two ceiling light points, fireplace having timber mantelpiece and marble-style insert and hearth plus fitted gas fire. Wood-style flooring.

KITCHEN

3.04 max into doorway x 2.53 max (9'11" max into doorway x 8'3" max) Having a range of matching wall and base units, composite work surfaces, integrated Bosch electric oven with gas hob over and wall-mounted extractor fan, single bowl stainless steel sink drainer, UPVC double glazed window overlooking the rear garden, vinyl flooring, part complementary tiling to walls and ceiling light point.

COVERED SIDE AREA

Useful storage area having access from the front and also into the rear garden.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having UPVC double glazed window, ceiling light point, loft hatch access and airing cupboard housing two water tanks.

BEDROOM ONE - FRONT

3.64 max to wardrobe front x 2.99 max (11'11" max to wardrobe front x 9'9" max)

Having UPVC double glazed window overlooking the front elevation, radiator, fitted wardrobes with sliding mirror doors, further built-in storage cupboard housing the wall-mounted Worcester gas boiler.

BEDROOM TWO - REAR

3.49 max into doorway x 3.46 max (11'5" max into doorway x 11'4" max)

Having UPVC double glazed window overlooking the garden, radiator and ceiling light point.

BATHROOM

Having panelled bath with wall-mounted electric shower over, part complementary tiling to walls, two UPVC double glazed windows with obscured glazing, pedestal wash hand basin, low flush WC, radiator, vinyl flooring and ceiling light point.

OUTSIDE

REAR GARDEN

Delightful rear garden having paved seating area, lawn, fence panels to three sides, flower borders and enjoying a tree-lined aspect to the rear.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: B



ENGLANDS

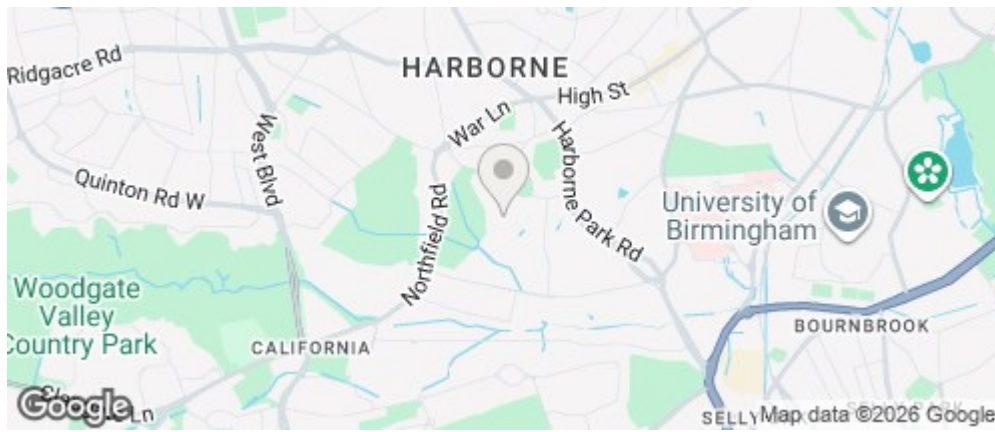




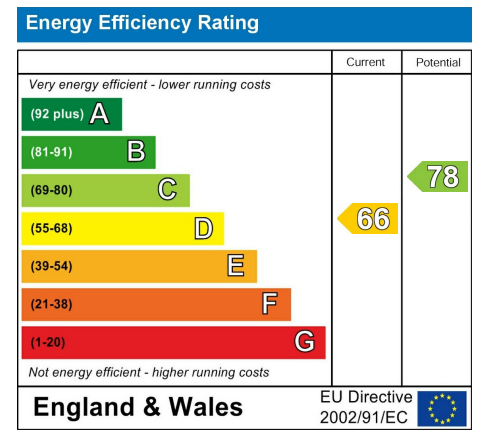
ENGLANDS



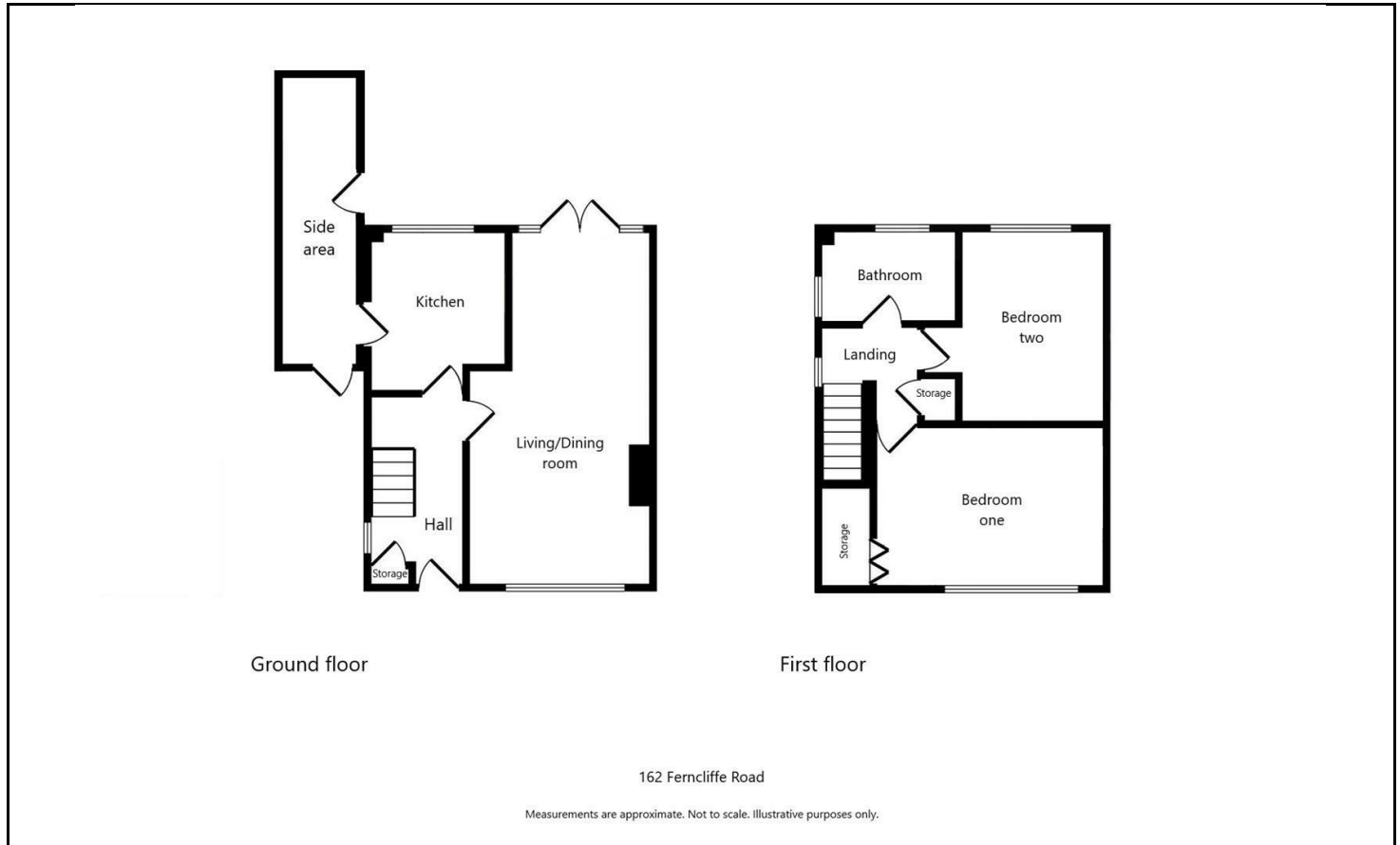
ROAD MAP



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.