

# ENGLANDS



## 3 Blakemore Close

Harborne, Birmingham, B32 3DZ

£200,000





## PROPERTY DESCRIPTION

A delightful, two bedroom semi detached property, conveniently located in Harborne. Briefly comprising porch, open plan living/dining room, kitchen, conservatory, two bedrooms on the first floor and bathroom, as well as a south facing rear garden. Please note there is no upward chain.

Blakemore Close is a cul-de-sac leading off Stonehouse Lane which in turn leads off California Way. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street and regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities.

The property is set back from the road behind a small grass verge and pathway. It also benefits from an allocated off road parking space and gate access to rear garden.

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





Entrance door leads into:

#### PORCH

Having tiled flooring, UPVC double glazed window and useful built in storage cupboard. Glazed door leading into:

#### OPEN PLAN LIVING DINER

##### LIVING ROOM AREA

4.45m max x 3.33m max (inc. area under staircase) (14'7" max x 10'11" max (inc. area under staircase))

Having wooden style flooring, UPVC double glazed window, ceiling light point, radiator, fireplace with marble style hearth and metal staircase leading to first floor accommodation.

##### DINING ROOM AREA

2.07m max x 4.06m max (inc. area under stairs) (6'9" max x 13'3" max (inc. area under stairs))

Having radiator, Worcester boiler, wooden style flooring and glazed door leading to conservatory. Leads into:

#### KITCHEN

2.17m max x 2.18m max (7'1" max x 7'1" max) Having tiled flooring, a range of wall and base units with worktop over, space for oven and further appliances, plumbing for washing machine, single bowl sink drainer, single glazed window into living room and further obscured window into conservatory, partial tiling to walls and ceiling light point.

#### CONSERVATORY

3.09m max x 1.92m max (10'1" max x 6'3" max) Having tiled flooring and UPVC double glazed French doors leading to garden.

Stairs rising to first floor accommodation.

#### BEDROOM ONE FRONT

2.86m max x 4.46m (inc. wardrobe area) (9'4" max x 14'7" (inc. wardrobe area))

Having ceiling light point, wooden style flooring, radiator and UPVC double glazed window to front elevation.

#### BEDROOM TWO REAR

1.79m max x 2.48m max (5'10" max x 8'1" max)

Having ceiling light point, wooden style flooring, radiator and UPVC double glazed window overlooking garden.

#### BATHROOM

Having vinyl flooring, tiling to walls, panelled bathtub with mixer tap over and wall mounted showerhead, low flush WC, UPVC double glazed obscured window, radiator, pedestal hand wash basin, ceiling light point and airing cupboard housing water tank.

#### OUTSIDE

Southerly facing rear garden having paved patio area with step leading down to gravelled garden, fence panels to three sides and shed. Paved patio side area with gate leading to front elevation.

#### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C



# ENGLANDS

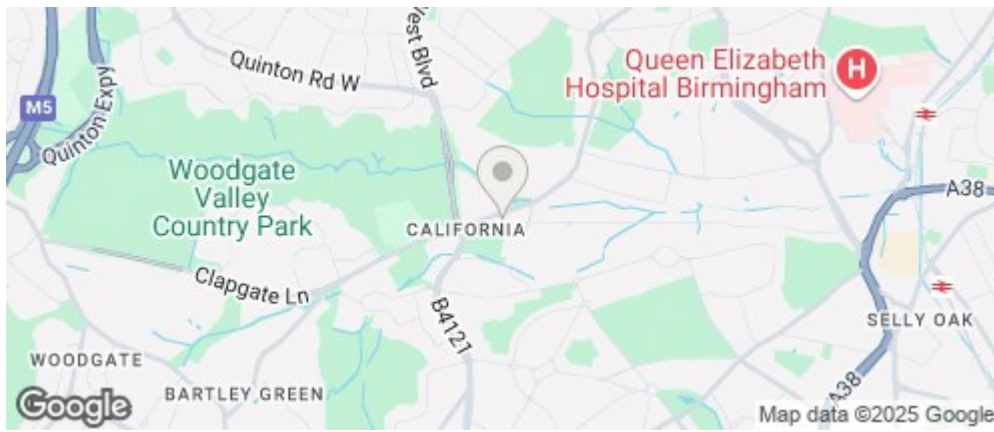





# ENGLANDS



## ROAD MAP



## ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## 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.