ENGLANDS

21 Ingham Way

Harborne, Birmingham, B17 8SW

£450,000

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PROPERTY DESCRIPTION

Very well-presented semi-detached property having been considerably improved and extended by the current owners. Briefly comprising open plan living/dining room, full width extended kitchen with integrated appliances, secondary kitchen and utility in part of garage, ground floor WC, three bedrooms, bathroom and easy-to-maintain rear garden. Viewing is highly recommended.

Ingham Way is very well-situated off Hamilton Avenue, in turn leading between Fitzroy Avenue and Hagley Road West. 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, also the M5 motorway network via junction 3 and regular transport services leading along Hagley Road West to comprehensive city centre leisure, entertainment and shopping facilities.

Tel: 01214271974

21 Ingham Way

The property is set back from the road by a creteprint drive, providing parking for multiple vehicles and UPVC double glazed entrance door with large double glazed side window leads into:

PORCH
Having tiled floor, meter cupboard, radiator and ceiling light point.

GROUND FLOOR WC
Having pedestal wash handbasin with mixer tap over, vertical radiator, ceiling light point, low flush WC and full complementary tiling to both floor and walls. In addition, UPVC double glazed window with obscured glass.

UPVC double glazed inner door leading to:

OPEN PLAN LIVING ROOM
8.36m max x 5.45m max (27'5" max x 17'10" max)
Having recessed ceiling spotlights, two vertical radiators, coving to ceiling, fireplace with marble-style surround and hearth with inset gas fire, two UPVC double glazed windows to the side and double doors leading into the dining kitchen.

PARTIALLY-CONVERTED GARAGE
Incorporating secondary kitchen having matching wall and base units, work surfaces, stainless steel single sink drainer with mixer tap over, five burner gas hob, and utility area with plumbing and spaces for washing machine and dryer. In addition, wall-mounted Worcester gas Combi boiler.

Useful walk-in storage cupboard having ceiling light point and fitted shelving.

EXTENDED DINING KITCHEN
5.09m max x 3.47m max (16'8" max x 11'4" max)
Having tiled floor, a range of matching wall and base units and composite worktops. Integrated appliances include: Hotpoint dishwasher, Bosch electric oven and microwave/combination oven and five burner gas hob with wall-mounted extractor fan over. Peninsula unit, recessed ceiling spotlights, ceiling light point, two Velux skylights, two vertical radiators, UPVC double glazed window overlooking the garden, plus UPVC double glazed bifold doors leading outside.

Stairs rising to first floor accommodation.

LANDING
Having UPVC double glazed window, loft access hatch, useful airing cupboard with built-in shelving and ceiling light point.

BEDROOM ONE - REAR
3.46m max x 3.52m max (11'4" max x 11'6" max)
Having UPVC double glazed window overlooking the rear garden, a range of fitted wardrobes with overhead cupboards, ceiling light point and radiator.

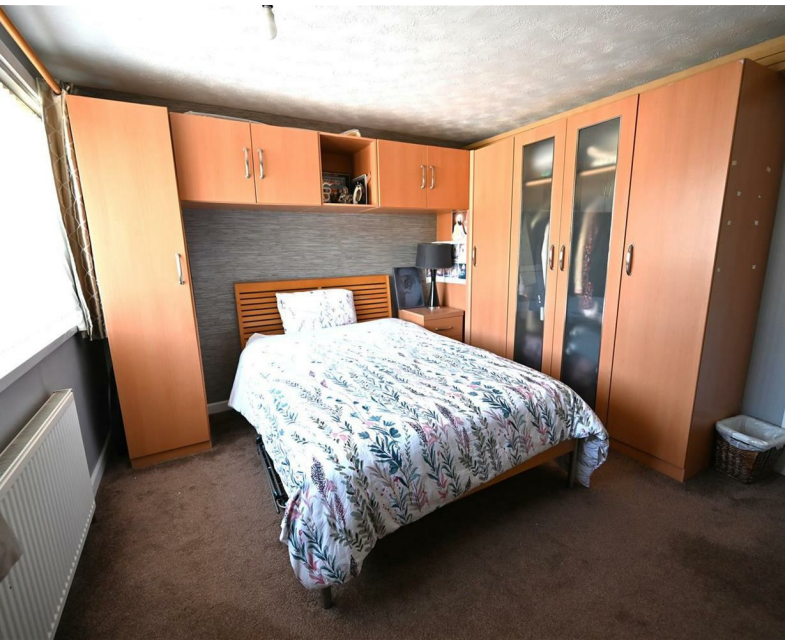
BEDROOM TWO - FRONT
3.49m max x 2.88m max (11'5" max x 9'5" max)
Having a range of built-in wardrobes, overhead cupboards and drawers, ceiling light point, radiator, and UPVC double glazed window overlooking the front.

BEDROOM THREE - REAR
4.42m max into doorway x 1.84m max (14'6" max into doorway x 6'0" max)
Having UPVC double glazed window overlooking the rear, radiator and ceiling light point.

BATHROOM
Having corner bath with side screen, mixer tap and wall-mounted shower over, wash handbasin with mixer tap over and being set into vanity storage, low flush WC, full complementary tiling to walls, radiator, ceiling light point, extractor fan, vinyl flooring and UPVC double glazed window with obscured glass.

REAR GARDEN
Being paved, retaining wall with borders, fence panels to three sides and UPVC double glazed door leading to partially covered side access to front of property.

ADDITIONAL INFORMATION
TENURE: FREEHOLD
COUNCIL TAX BAND - D
The property is subject to a fee under the Calthorpe Estate Scheme of Management, which is currently £65.00 per year.



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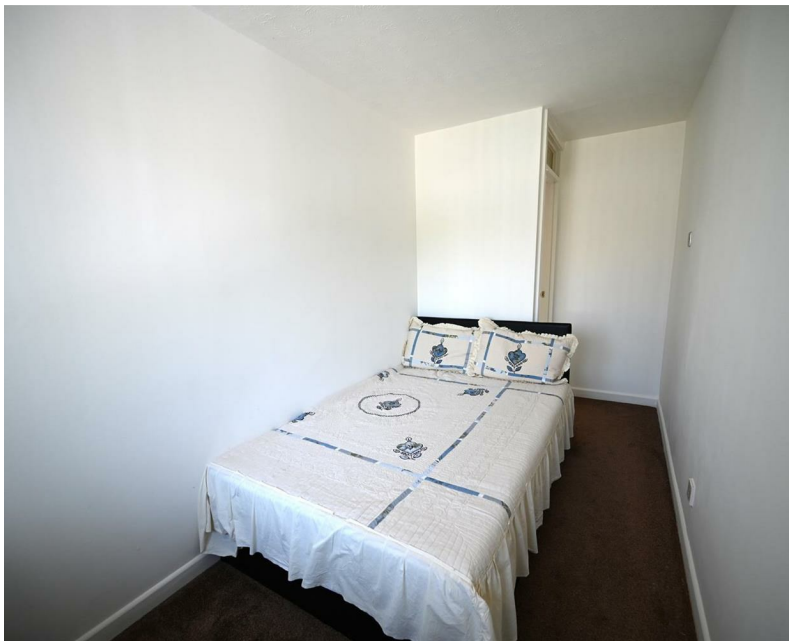

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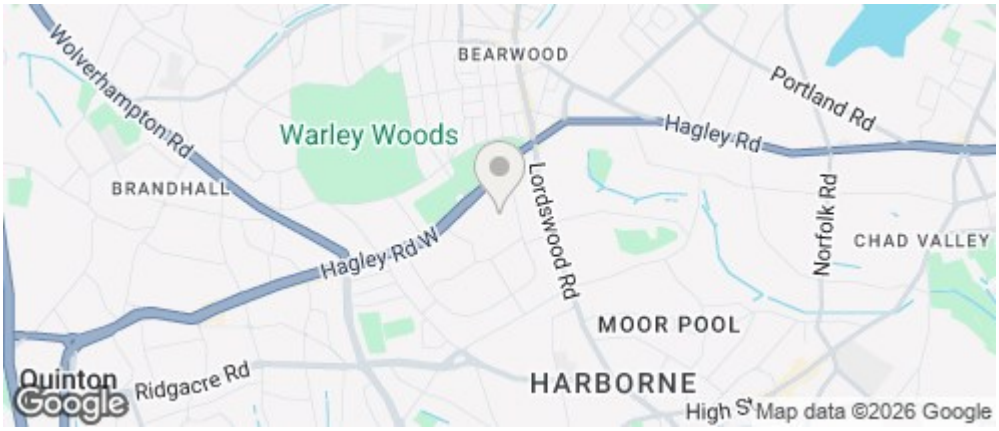
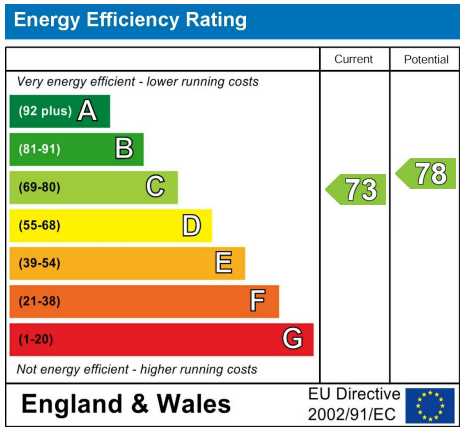
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN

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Misrepresentation Act 1967

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.