

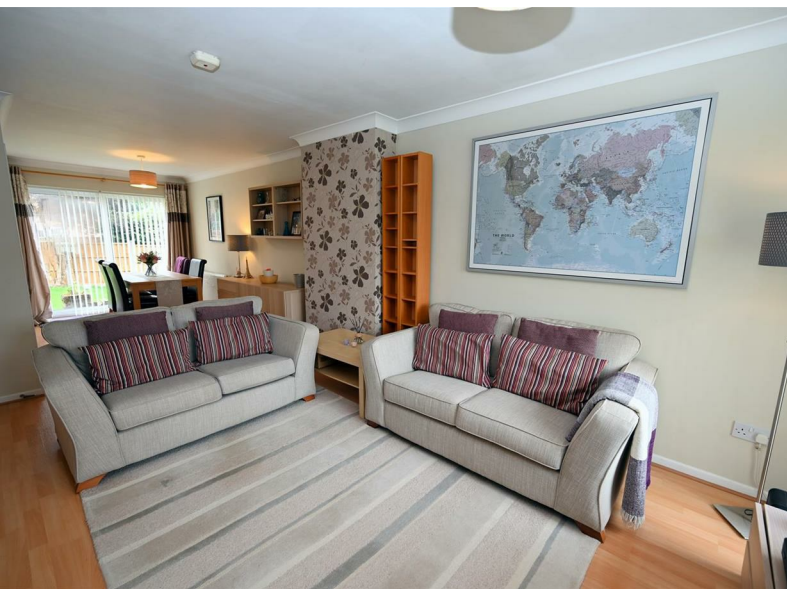
ENGLANDS



47 Milford Road

Harborne, Birmingham, B17 9RL

£275,000





PROPERTY DESCRIPTION

Modern end terrace property in an excellent cul-de-sac location and having the benefit of an open plan lounge dining room, kitchen, two bedrooms and bathroom. There is a larger than average rear garden and garage in a separate block. Potential to extend (subject to planning.) NO CHAIN.

Milford Road leads off War Lane and is within easy walking distance to Harborne High Street with its excellent range of shops, bars and restaurants. The Leisure Centre is also close by.

The Queen Elizabeth Hospital and the University of Birmingham are readily accessible and in addition, Birmingham city centre is within easy reach. Local motorway connections to the M5 and M6 are nearby.

Viewing is highly recommended in order to appreciate this property, which comprises in more detail:



Tel: 01214271974



The property is located at the top of a cul-de-sac being in a quiet location and set back from the road by a path and lawned front garden, UPVC double glazed entrance door leads into:

PORCH

Enclosed porch having laminate flooring and useful storage cupboard. UPVC double glazed inner door leads into:

HALLWAY

Having radiator, ceiling light point and stairs rising to first floor accommodation.

LOUNGE/DINING ROOM

8.86 max x 3.28 max (29'0" max x 10'9" max)
Spacious room being dual aspect having UPVC double glazed window overlooking the front and UPVC double glazed sliding patio doors lead out to the rear garden, two radiators, two ceiling light points, laminate flooring, coving to ceiling and large walk-in storage cupboard.

KITCHEN

3.31 max x 1.71 max (10'10" max x 5'7" max)
Having a range of matching wall and base units, integrated electric oven with gas hob and extractor fan over, radiator, vinyl flooring, ceiling light point, extractor fan, UPVC double glazed window overlooking the garden, single bowl stainless steel sink drainer with mixer tap over, fridge freezer, washing machine and dishwasher, laminate work surfaces and tiling to splashback prone areas.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having ceiling light point and loft access hatch, useful storage cupboard with hanging rail and further airing cupboard housing the wall-mounted Potterton gas Combi boiler.

BEDROOM ONE - FRONT

4.25 max x 4.22 max (13'11" max x 13'10" max)
Having two UPVC double glazed windows overlooking the front, radiator, built-in cupboard and ceiling light point. Triple wardrobe, shelving unit and corner desk unit with storage.

BEDROOM TWO

4.21 max x 2.41 max (13'9" max x 7'10" max)
Having UPVC double glazed window overlooking the rear garden, radiator and ceiling light point.

BATHROOM

Having panelled bath with mixer tap over plus wall-mounted shower, part complementary to walls, vinyl flooring, vertical radiator, pedestal wash hand basin with mixer tap over, low flush WC, and double glazed UPVC window with obscured glass. Ceiling light point and extractor fan.

OUTSIDE

Good sized enclosed rear garden with fence panels to three sides, lawn, paved patio area and gate leading to front of the property.

There is a garage in a separate block.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND - B



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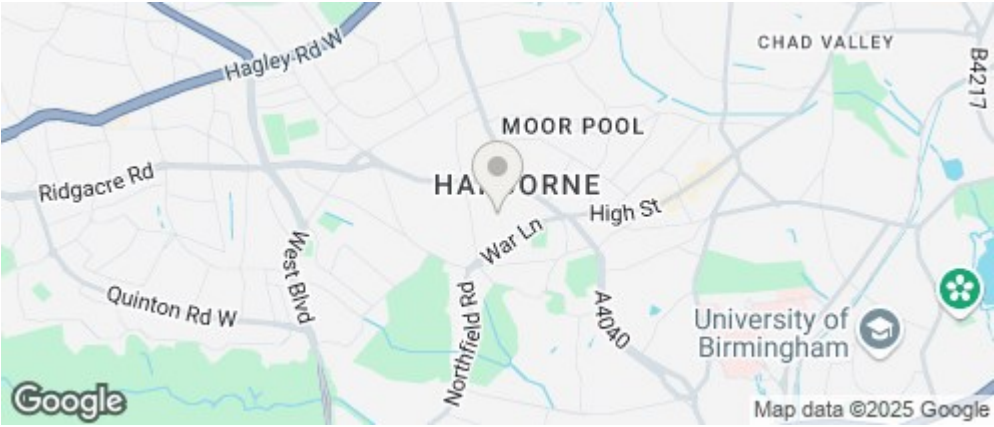




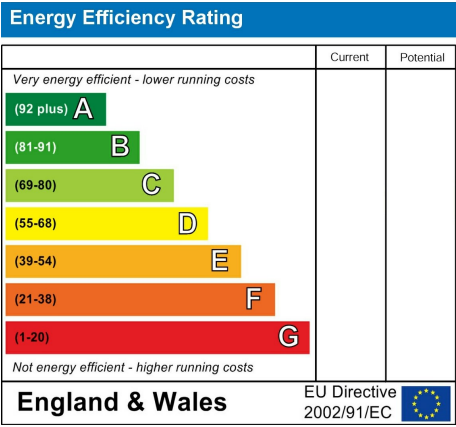
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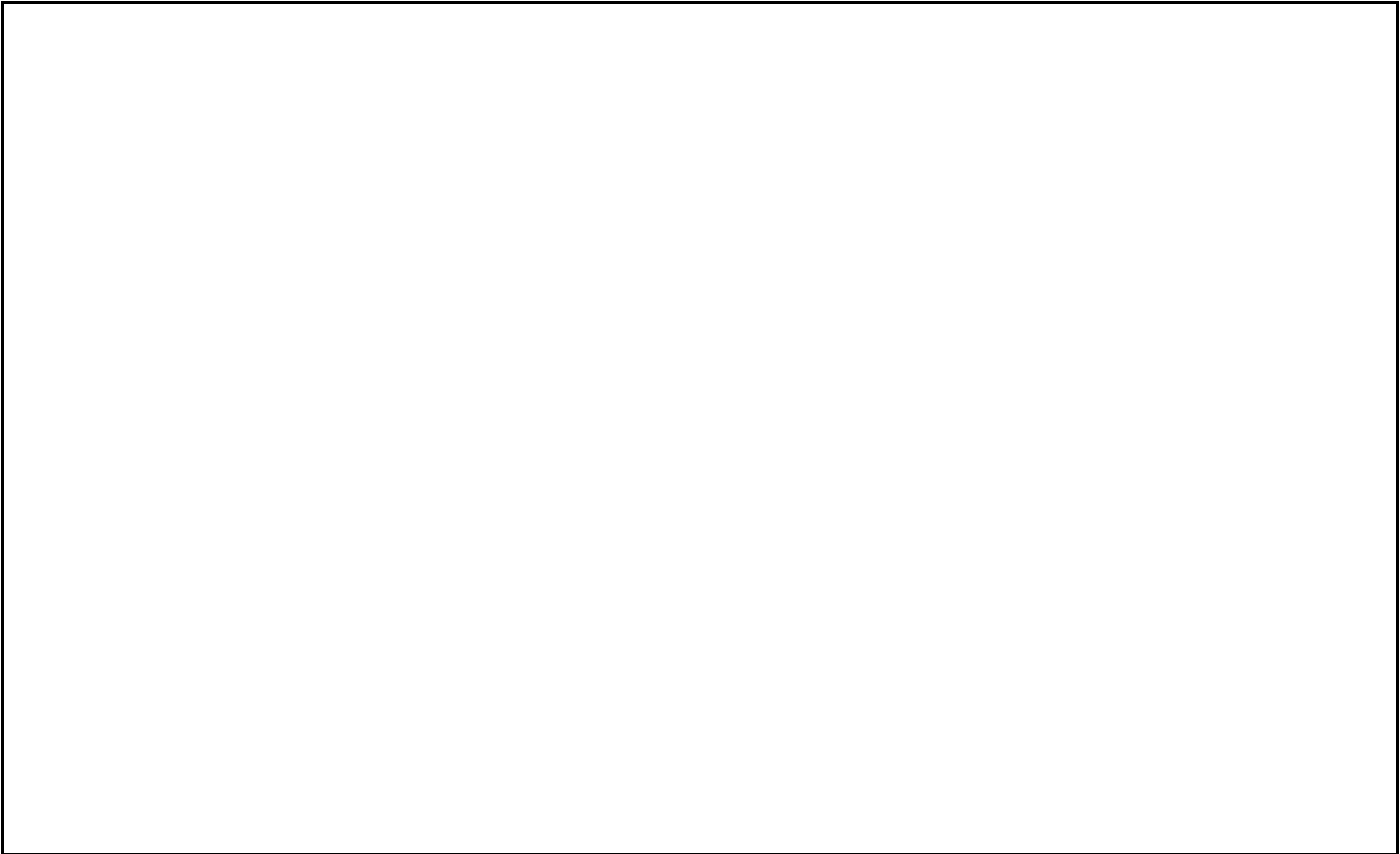
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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