ENGLANDS

25 Harborne Park Road

Harborne, Birmingham, B17 0DE

£425,000

4 2 2 D

PROPERTY DESCRIPTION

A deceptively spacious terrace property, just walking distance to Harborne High Street, is set over three floors and comprises two reception rooms, kitchen, four bedrooms, bathroom, WC, shower room, rear garden and cellar. It has the benefit of central heating and double glazing as specified.

The property is well situated on Harborne Park Road between Harborne High Street and St Peter's Road. It is close to excellent amenities around the high street and regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre.

The property itself is set back from the road behind a paved forecourt area. An internal inspection is essential to appreciate accommodation which comprises in more detail:

Tel: 01214271974

25 Harborne Park Road

SHARED SIDE TUNNEL ENTRY
Entrance door leading into:

ENTRANCE HALL
Having ceiling light point and stairs rising to first floor accommodation. Built in storage cupboard with stairs leading to:

CELLAR
Having Main combi gas boiler, Megaflo water pressure tank and lighting.

LIVING ROOM
4.42m max (into bay) x 3.58m max (14'6" max (into bay) x 11'8" max)
Having UPVC double glazed bay window, radiator, ceiling light point with ceiling rose, coving to ceiling and feature fireplace with timber surround and tiled hearth.

DINING ROOM
3.71m max x 3.60m max (12'2" max x 11'9" max)
Having ceiling light point, radiator and UPVC double glazed window.

KITCHEN
3.71m max x 2.81m max (12'2" max x 9'2" max)
Having tiled flooring, a range of wall and base units with worktop over, single bowl sink drainer with mixer tap over, partial tiling to walls, UPVC double glazed window overlooking side elevation, plumbing and space for washing machine and dryer, ceiling strip lighting, electric oven, gas hob with extractor fan over, radiator and part glazed door leading to garden.

Stairs rising to first floor accommodation.

FIRST FLOOR LANDING
Having wall light, ceiling light point and stairs rising to second floor accommodation.

BEDROOM ONE FRONT
3.57m max x 2.91m max (11'8" max x 9'6" max)
Having ceiling light point, radiator and UPVC double glazed window.

BEDROOM TWO REAR
3.72m max x 3.02m max (12'2" max x 9'10" max)
Having ceiling light point, radiator and UPVC double glazed window.

BATHROOM
Having ceiling light point, extractor fan, window with obscured glass, low flush WC, panelled bathtub with wall mounted shower, a range of wall and base units with worktop over, hand wash basin, wall light, radiator and vinyl flooring.

WC
Having tiled flooring, ceiling light point, extractor fan, low flush WC and tiling to walls.

Stairs rising to second floor accommodation.

SECOND FLOOR LANDING
Having ceiling light point.

BEDROOM THREE REAR
4.66m max x 2.94m max (15'3" max x 9'7" max)
Having ceiling light point, radiator and UPVC double glazed windows. Please note there is an area of restricted headroom due to the sloping ceilings.

BEDROOM FOUR FRONT
3.67m max x 3.58m max (12'0" max x 11'8" max)
Having ceiling light point, radiator and UPVC double glazed windows. Please note there is an area of restricted headroom due to the sloping ceilings.

SHOWER ROOM
Having vinyl flooring, radiator, pedestal hand wash basin, tiling to walls, shaving plug, shower cubicle with wall mounted shower, extractor fan and ceiling light point.

OUTSIDE
Rear garden with fence panels to three sides and gravel area.

ADDITIONAL INFORMATION
Council Tax Band: C
Tenure: Freehold

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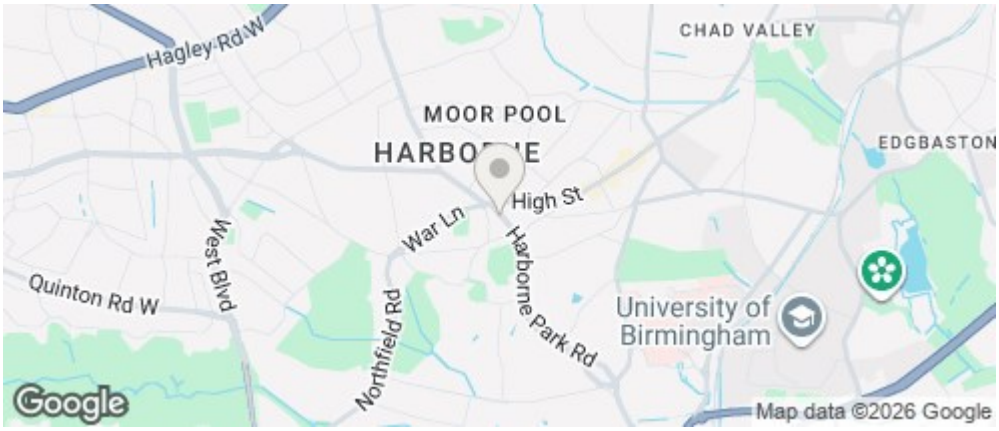
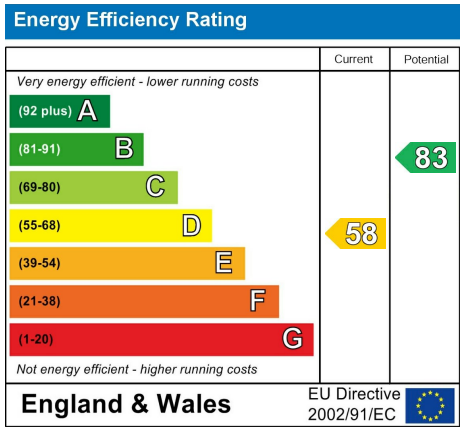
ROAD MAP



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

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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.