ENGLANDS

30 Ferncliffe Road

Harborne, Birmingham, B17 0QE

£250,000

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PROPERTY DESCRIPTION

Well-situated end terrace property having lounge/dining room, kitchen, utility, three bedrooms, bathroom and rear garden. There is also a front garden with a dropped kerb. The property has the benefit of gas central heating, double glazing (where specified) and having no upward chain.

Ferncliffe Road is conveniently placed just off Grove Lane, in turn leading between Old Church Road and Quinton Road. Local shops and the delightful grounds of Grove Park are close by on Grove Lane and allows for access to the Queen Elizabeth Hospital, University of Birmingham and Harborne. The Selly Oak retail park is close by and Birmingham city centre is also easily reachable with regular transport services leading along Quinton Road.

The property is set back from the road behind a picket fence and front lawn with evergreen borders. Side gate leading to the rear garden. Path leads to the front door.

Tel: 01214271974

30 Ferncliffe Road

UPVC front door with obscured glazed panels leads into:

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

LOUNGE/DINING ROOM
6.01 max x 3.64 max (19'8" max x 11'11" max)
Having UPVC double glazed window to the front and UPVC double glazed sliding doors out to the rear garden, two radiators, laminate flooring and two ceiling light points.

KITCHEN
2.54 max x 2.32 max (8'3" max x 7'7" max)
Having a range of matching wall and base units, vinyl flooring, useful storage cupboard with shelving, single bowl stainless steel sink drainer with mixer tap over, UPVC double glazed window to the side having obscured glazing, ceiling light point, laminate work surfaces and UPVC double glazed door leading out to the garden, plus further window. Spaces for appliances.

UTILITY ROOM
3.32 max x 1.88 max (10'10" max x 6'2" max)
Having radiator, ceiling light point, wall unit, worksurface with plumbing for washing machine below, further appliance spaces, cupboards housing the meters and consumer unit, vinyl flooring and further large walk-in cupboard with shelving. UPVC double glazed door with obscure glazing leading out to the side of the property.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING
Having loft access hatch, ceiling light point, airing cupboard housing the wall-mounted Vaillant gas boiler.

BEDROOM ONE - FRONT
3.79 max x 3.13 max (12'5" max x 10'3" max)
Having ceiling light point, radiator and UPVC double glazed window overlooking the front.

BEDROOM TWO - REAR
3.25 max x 2.12 max (10'7" max x 6'11" max)
Having radiator, ceiling light point and UPVC double glazed window overlooking the rear garden.

BEDROOM THREE - SIDE
3.35 max x 1.89 max (10'11" max x 6'2" max)
Having radiator, ceiling light point, and UPVC double glazed bay window to the side. In addition, built-in cupboard with overhead storage.

BATHROOM
Having panel bath with central taps, side screen and wall-mounted shower, low flush WC, pedestal wash hand basin with mixer tap, radiator, vinyl flooring, part complementary tiling to walls, ceiling light point, extractor fan and UPVC double glazed window with obscured glass.

REAR GARDEN
Having paved seating area, gate leading to side access of the property, fence panels to three sides, borders with evergreen shrubs and plants, lawn, gate providing access to the rear of the property and further rear area of the garden with shed.

ADDITIONAL INFORMATION
TENURE: FREEHOLD
COUNCIL TAX BAND: B

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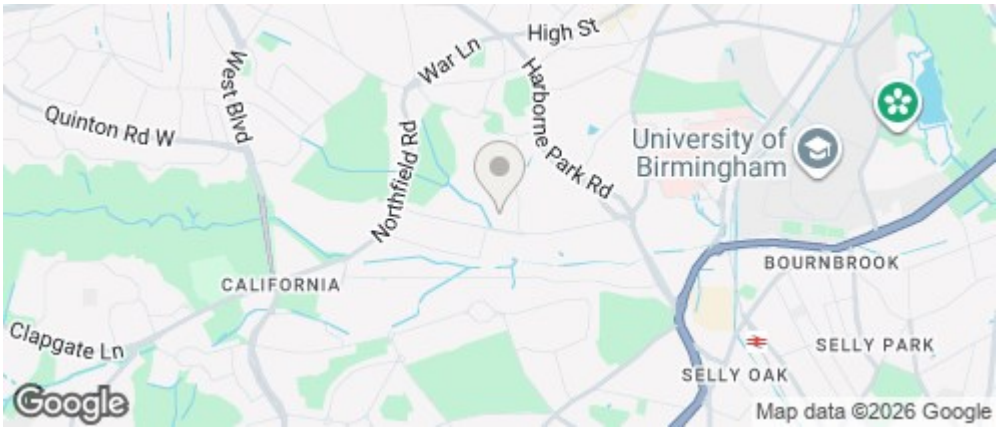
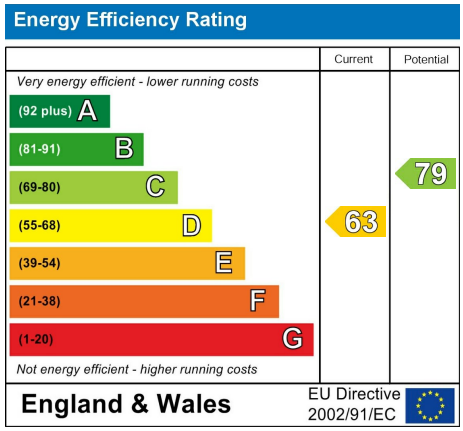
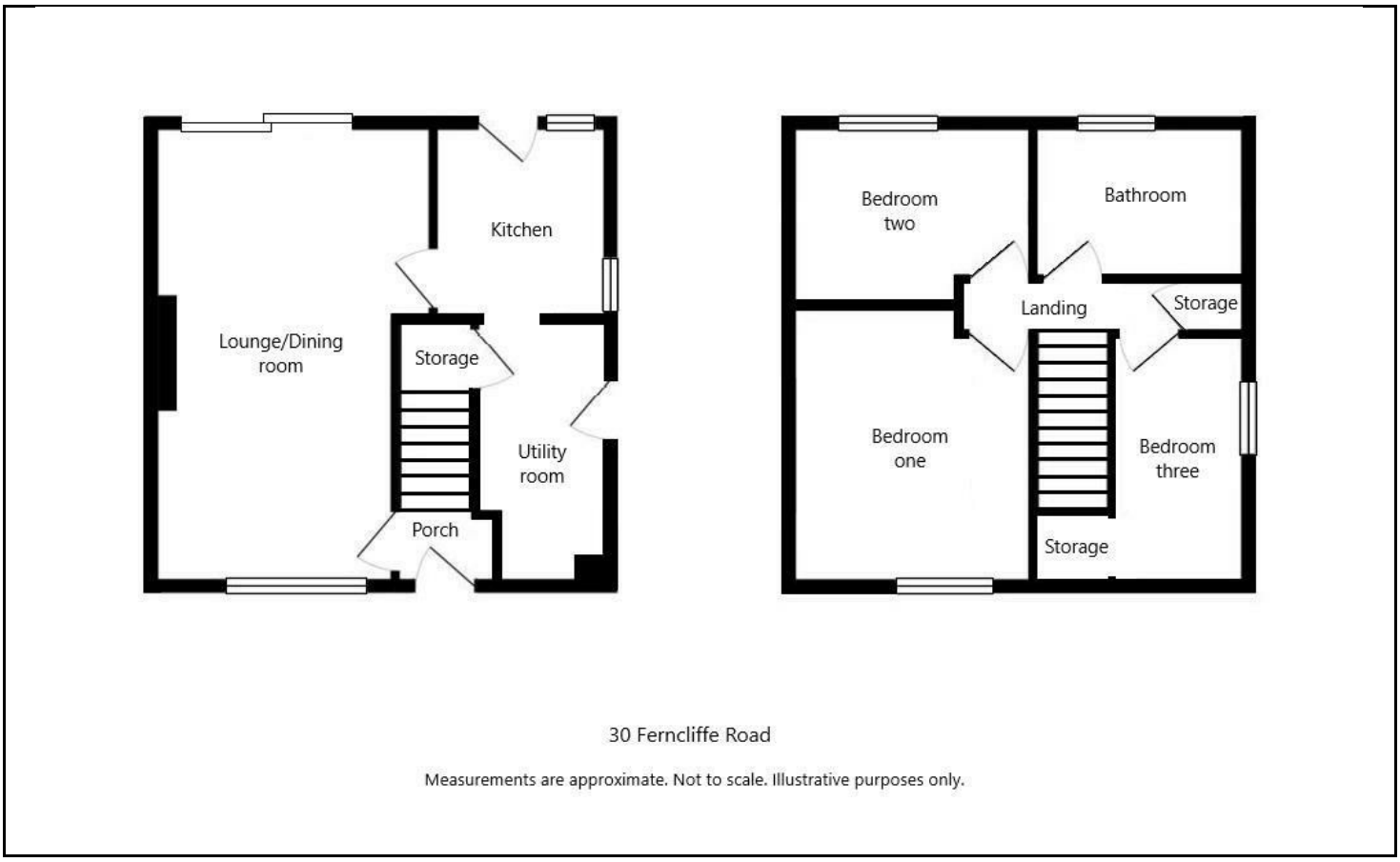
ROAD MAP



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.