

# ENGLANDS



## 1 The Circle

Harborne, Birmingham, B17 9DZ

£510,000





## PROPERTY DESCRIPTION

Delightful three bedroomed end terraced property in the heart of Moor Pool estate, having the added bonus of off road parking, converted garage, ground floor wet room, utility, dining kitchen, sitting room and first floor bathroom. The property has been fitted with high quality timber windows and solid wood front door.

Moor Pool Estate in the heart of Harborne is a designated conservation area and consists of some 500 houses in a variety of types and styles, and is centred around a community hall with tennis courts and a bowling green.

Harborne High Street with its excellent range of shops and restaurants is easily accessible and the Queen Elizabeth Hospital and the University of Birmingham are located within easy walking distance.



Tel: 01214271974



The property is set back from the road by a driveway providing parking for multiple vehicles, hedge borders to three sides, lawn and steps up to a solid wood entrance door with glazed panel leading to:

#### HALLWAY

Having radiator, under stairs storage cupboard, meter cupboard, ceiling light point and stairs rising to first floor accommodation.

#### SITTING ROOM

3.86m max x 3.28m max into recess (12'7" max x 10'9" max into recess)

Having wood floor, double glazed timber multi-pane windows overlooking the front garden, ceiling light point, radiator and the folding doors leading through to the kitchen diner.

#### DINING KITCHEN

5.0m max x 3.59m max (16'4" max x 11'9" max)

Having a range of matching wall and base units, integrated electric oven with gas hob over and wall-mounted extractor fan, wood flooring, single bowl stainless steel sink drainer with mixer tap over, wood work surfaces, part complementary to walls, timber double glazed multi-pane window overlooking the rear garden.

Integrated slimline dishwasher, integrated fridge, recessed ceiling spotlights, double glazed timber French doors opening out to rear garden, radiator, and folding doors opening into sitting room.

Walk-in pantry having built-in shelving, and ceiling light point.

#### UTILITY

Having single bowl stainless steel sink drainer with storage below, wall-mounted Worcester Combi boiler, appliance spaces and plumbing for washing machine, and work surfaces. Door through to outside and further door through to:

#### INNER LOBBY

Having quarry tile flooring, skylight and ceiling light point.

#### WET ROOM

Having wall-mounted showerheads, wall-mounted wash basin with mixer tap over, radiator, low flush WC and extractor fan.

#### STUDY/MUSIC ROOM

3.37m max x 2.61m max (11'0" max x 8'6" max)

Having recessed ceiling spotlights plus further ceiling light point, quarry tile flooring, radiator, skylight, small side window, and door leading to the front drive of the property.

#### STAIRS RISING TO FIRST FLOOR ACCOMMODATION

#### LANDING

Having double glazed window with obscured glass and ceiling light point.

#### BEDROOM ONE

4.27m max x 3.67m max into doorway. (14'0" max x 12'0" max into doorway.)

Front of property having timber double glazed multi-pane windows, ceiling light point, radiator, exposed wooden flooring and two built in cupboards.

#### BEDROOM TWO

2.68m max x 2.5m max (8'9" max x 8'2" max)

Having timber multi-pane double glazed windows overlooking the rear garden, radiator, ceiling light point and wooden floor.

#### BEDROOM THREE

2.62 max X 2.44 max

Having timber double glazed multi-pane window, radiator and ceiling light point.

#### BATHROOM

Having panelled bath with side screen and wall-mounted shower over, recessed ceiling spotlights, pedestal wash handbasin, tiled floor, part complementary tiling to walls, wall-mounted mirrored cabinet, extractor fan and shaver point.

#### OUTSIDE

Enclosed rear garden having paved seating area, steps up to lawn with hedge borders to three sides, and a range of evergreen shrubs and trees.

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: D



# ENGLANDS

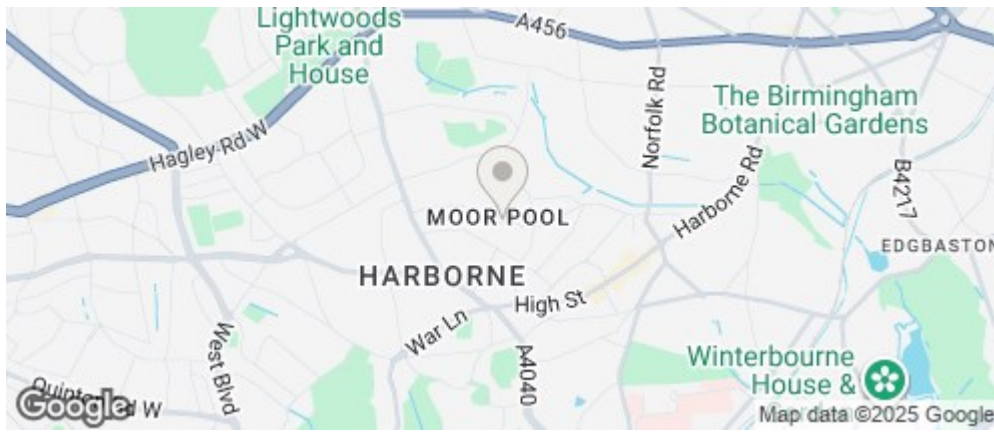




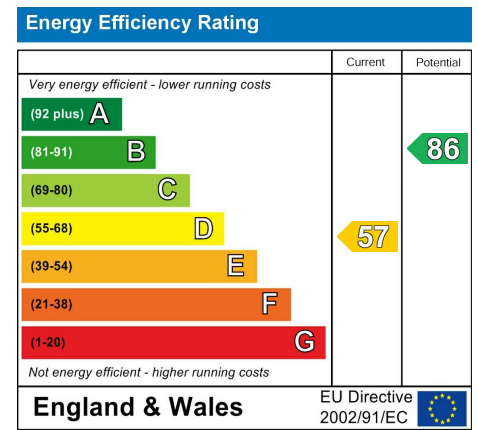
# ENGLANDS



## 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

"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.