ENGLANDS



120 Greenfield Road

Harborne, Birmingham, B17 0EG

£425,000

4 1 2 D









PROPERTY DESCRIPTION

Spacious period property located very close to Harborne High Street and having many delightful original features retained throughout. The property benefits from a number of newly-fitted sash windows, extended dining kitchen, through lounge, ground floor WC, four bedrooms, bathroom and useful cellar. Thoughtful design allows plenty of natural light to flow through the property. NO CHAIN.

This character property is situated within the Greenfield Road Conservation Area, within easy reach of all the retail and hospitality services the high street offers, including Marks & Spencer and Waitrose. The Queen Elizabeth Hospital and University of Birmingham are easily reachable, along with Birmingham city centre.

Viewing is highly recommended in order to fully appreciate the well-presented accommodation, which comprises in more detail:



Tel: 01214271974

The property is set back from the road by a dwarf retaining wall, slate chipping fore garden and original blue brick pathway to composite entrance door with fan light over leads into:

HALLWAY
Having slate tiled flooring, two ceiling light points, recessed ceiling spotlights, two radiators, coving to ceiling, original plaster archway, door to cellar and stairs rising to first floor accommodation.

THROUGH LOUNGE/DINING ROOM
8.05m max x 3.62m max into recess (26'4" max x 11'10" max into recess)
Delightful through lounge dining room having double glazed sash window to the front elevation with original shutters, panelling detail to wall, two stone-style fireplaces with fitted gas fires, two ceiling light points with ceiling roses, original coving to ceiling, fitted shelving to walls, two radiators and to the rear, and further double glazed sash window again with original shutters.

GROUND FLOOR WC
Having low flush WC, ceiling light point, pedestal wash basin with mixer tap over, timber double glazed window, slate tiled flooring and cupboard housing the wall-mounted Worcester gas boiler.

EXTENDED DINING/KITCHEN

DINING AREA
3.85m max x 2.50m max (12'7" max x 8'2" max)
Having wood-style flooring, double glazed sash window to the side with original shutters, radiator, ceiling light point and useful walk-in storage cupboard.

KITCHEN AREA
4.51m max x 2.70m max (14'9" max x 8'10" max)
Having slate tiled flooring, a range of matching wall and base units, rolltop work surfaces, Peninsula unit with storage below, two Velux windows, and two timber double glazed windows, one to the side and one overlooking the rear. Recessed ceiling spotlights, Tambour unit, 1 1/2 bowl composite sink drainer with mixer tap over, plumbing and space for washing machine and dryer, integrated electric oven with gas hob over and wall-mounted extractor fan, integrated slimline dishwasher and part complementary tiling to walls. Door leading out to the garden.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING
Having recessed ceiling spotlights and Velux skylight.

BEDROOM ONE - FRONT
4.71m max x 4.13m max into recess (15'5" max x 13'6" max into recess)
Having double glazed sash window overlooking the front elevation, decorative coving to ceiling, ceiling light point with ceiling rose, and radiator.

BEDROOM TWO
3.69m max x 2.76m max into recess (12'1" max x 9'0" max into recess)
Having double glazed sash window overlooking the rear, radiator, recessed ceiling spotlights, original cast iron fire surround with grate and built-in shelving to walls.

BEDROOM THREE - REAR
2.77m max into doorway x 2.60m max (9'1" max into doorway x 8'6" max)
Having recessed ceiling spotlights, timber double glazed window overlooking the garden and radiator.

BATHROOM
Having panelled bath with wall-mounted shower plus side screen, full complementary tiling to walls and floor, low flush WC, pedestal wash hand basin with mixer tap over, recessed ceiling spotlights, extractor fan, wall-mounted mirrored cabinet, timber double glazed window and vertical radiator.

STAIRS RISING TO SECOND FLOOR ACCOMMODATION

BEDROOM FOUR
4.70m max x 4.65m max (15'5" max x 15'3" max)
Having two Velux windows with integrated blinds overlooking the rear, radiator, ceiling light point and two access doors for eaves storage. Please note: this room has areas of restricted headroom.

OUTSIDE

REAR GARDEN
Enclosed rear garden comprising paved side area, rear paved seating area, lawn with flower borders, wall and fence boundaries to three sides, gate providing access to rear passageway onto Bull Street. Outdoor tap and power socket.

ADDITIONAL INFORMATION
TENURE: FREEHOLD
COUNCIL TAX BAND: D
Some furniture in these images has been generated by AI and are for illustrative purposes only.









ENGLANDS





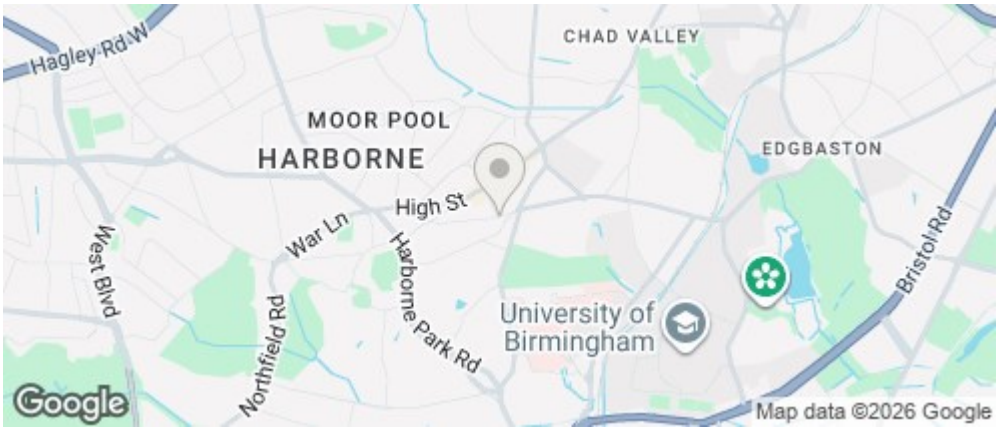




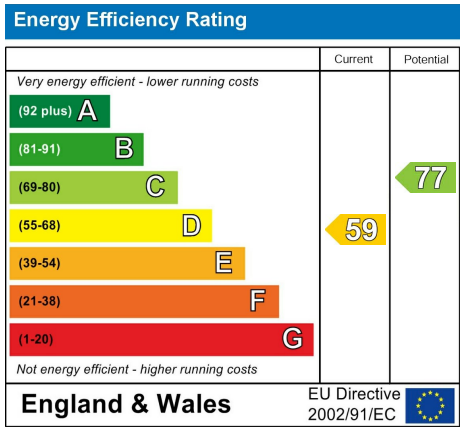
ENGLANDS



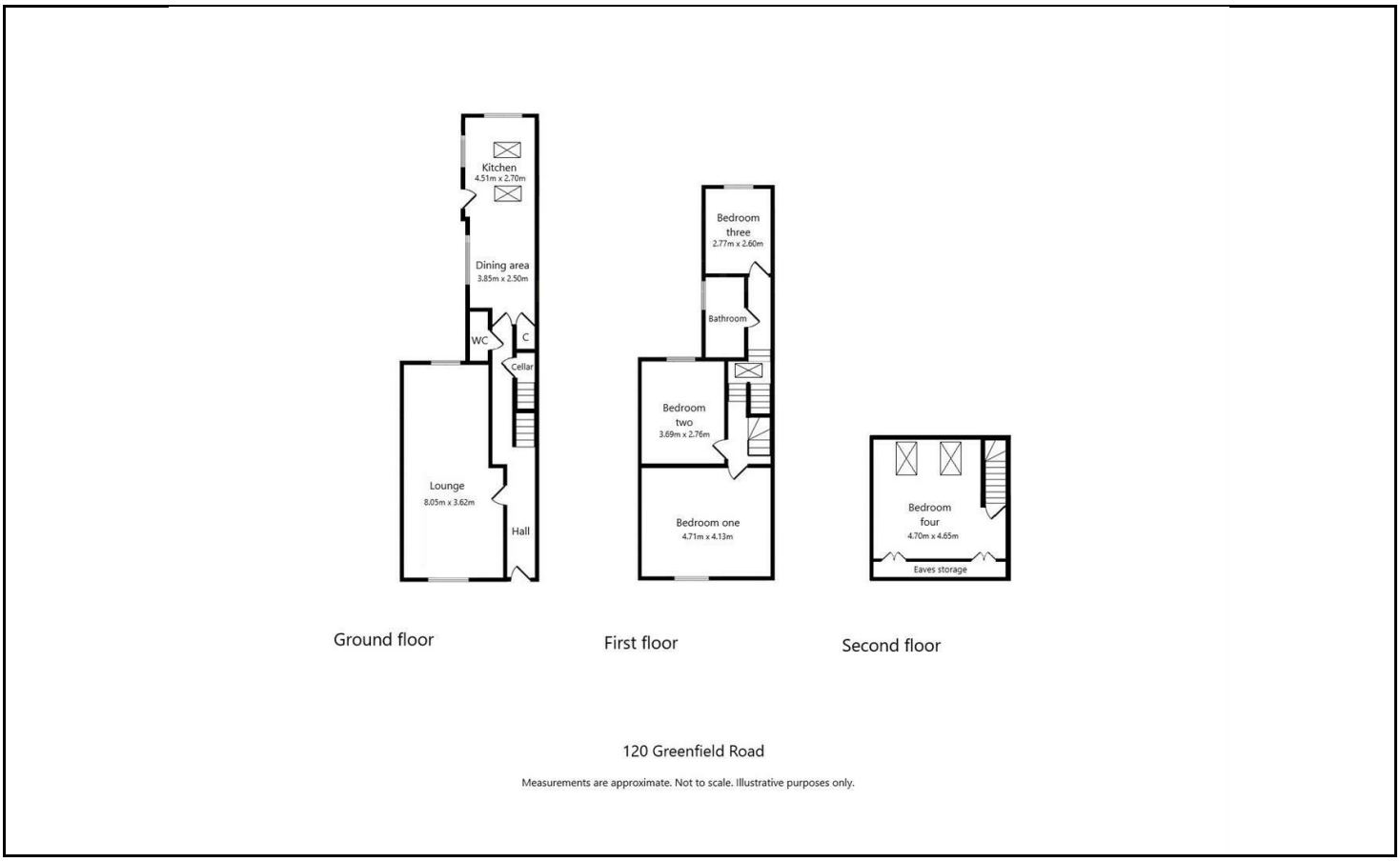
ROAD MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

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.