

# ENGLANDS



299 Harborne Road  
Edgbaston, Birmingham, B15 3JH

£385,000

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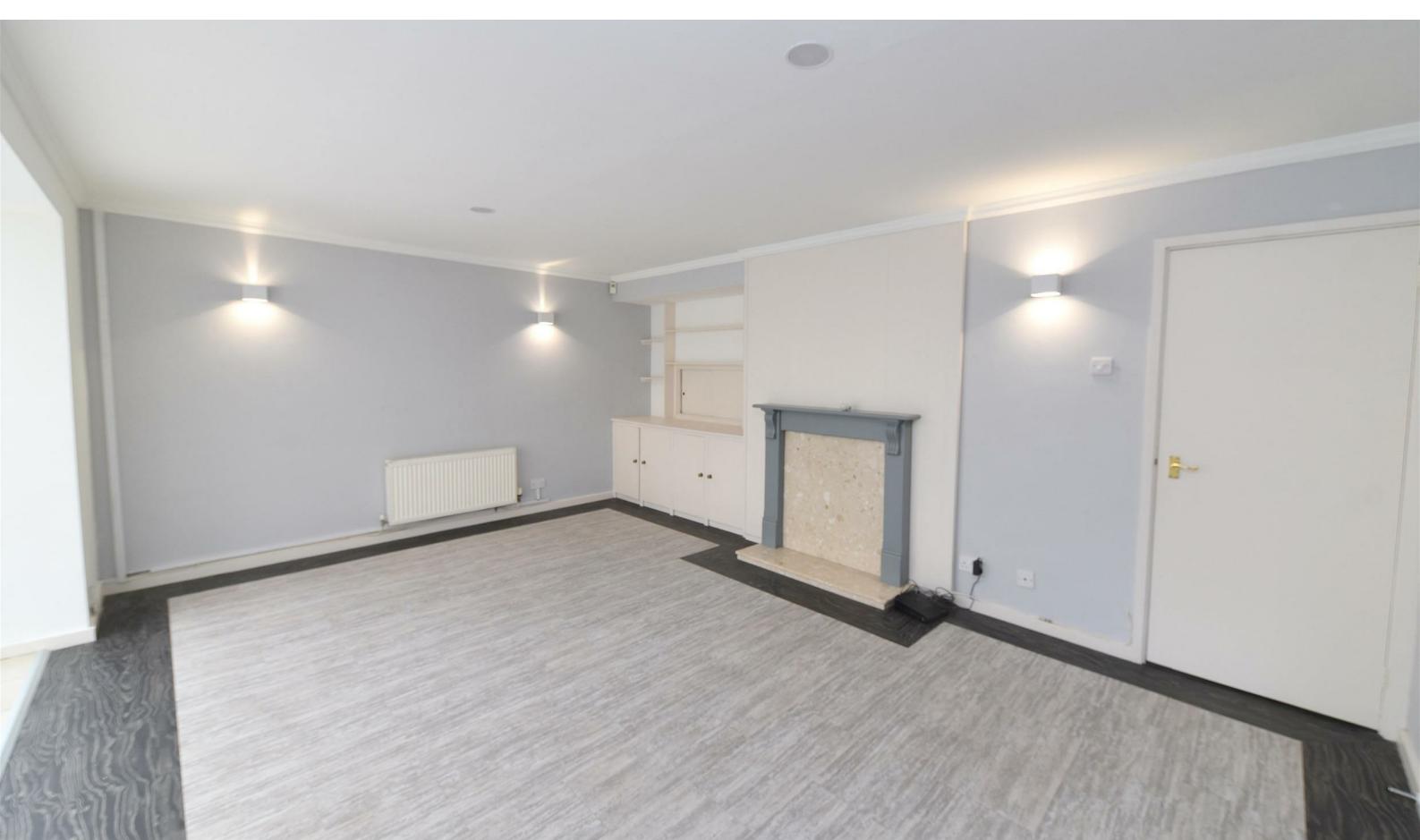




## PROPERTY DESCRIPTION

Modern town house, having been fully refurbished throughout and briefly comprising: excellent re-fitted breakfast kitchen with integrated appliances, spacious lounge, conservatory, ground floor WC, three bedrooms and bathroom. The property has a garage at the rear. NO CHAIN

Located on Harborne Road, the property is conveniently located for Birmingham City Centre via regular bus services. Also, the Queen Elizabeth Hospital and University of Birmingham are within easy walking distance. Harborne is very close with its excellent range of restaurants, retailers and a leisure centre. Edgbaston Village and the Metro are also readily accessible.





The property is set back from the road by a front garden having lawn area and border, path up to UPVC double glazed entrance door with glazed side panel leads into:

#### PORCH

Having recessed ceiling spotlight, tiled floor, storage cupboard with tap and gas meter  
Further meter cupboard. Panelled entrance door leads into:

#### HALLWAY

Having tiled flooring, radiator, recessed ceiling spotlight, and stairs rising to first floor accommodation.

#### GROUND FLOOR WC

Having low flush WC with concealed cistern, wall-mounted wash hand basin with mixer tap over and being fitted into vanity storage, tiled floor, window with obscured glass and recessed ceiling spotlight.

#### BREAKFAST KITCHEN

3.11m max x 3.0m max into doorway (10'2" max x 9'10" max into doorway)  
Re-fitted breakfast kitchen having a range of matching wall and base units, useful storage cupboard, tiled flooring, tiling to walls, radiator, two ceiling light points, single bowl stainless steel sink drainer with mixer tap over, double glazed UPVC window overlooking the front garden, integrated appliances include electric oven, electric hob wall-mounted extractor fan, microwave, fridge, freezer, washing machine and Siemens dishwasher.

#### SPACIOUS LOUNGE

5.41m max x 3.61m max (17'8" max x 11'10" max )  
Having wooden fire surround with marble insert and hearth, recessed ceiling spotlights, three wall lights, radiator, fitted storage units with shelving, tile-effect flooring and coving to ceiling. UPVC double glazed door leads out to the rear garden.

#### CONSERVATORY

3.16m max x 3.1m max (10'4" max x 10'2" max)  
UPVC double glazed conservatory having tiled floor, ceiling light point and door out to the rear garden.

Stairs rising to first floor accommodation



#### LANDING

having ceiling light point, loft access hatch, large walk-in airing cupboard housing the Ariston gas Combi boiler. Further storage cupboard having fitted shelving.

#### BEDROOM ONE

3.6m max x 3.5m max into doorway (11'9" max x 11'5" max into doorway)  
Having UPVC double glazed window overlooking the garden, radiator, ceiling light point, and fitted wardrobes.

#### BEDROOM TWO

3.52m max into doorway x 3.22m max (11'6" max into doorway x 10'6" max)  
Having UPVC double glazed window overlooking the front, radiator, ceiling light point and fitted wardrobes.

#### BEDROOM THREE

2.6m max x 2.27m max (8'6" max x 7'5" max)  
having UPVC double glazed window overlooking the garden, radiator, ceiling light point and useful walk-in storage cupboard

#### BATHROOM

Having panelled bath with mixer tap over and wall-mounted shower, side screen, panelling and tiling to walls, tiled floor, low flush WC, pedestal wash hand basin with mixer tap over, radiator, ceiling light point and UPVC double glazed obscured window.

#### OUTSIDE

#### REAR GARDEN

Having brick paved patio area, retaining wall and steps up to lawn having fence panels to two sides and door through to garage.

#### ADDITIONAL INFORMATION

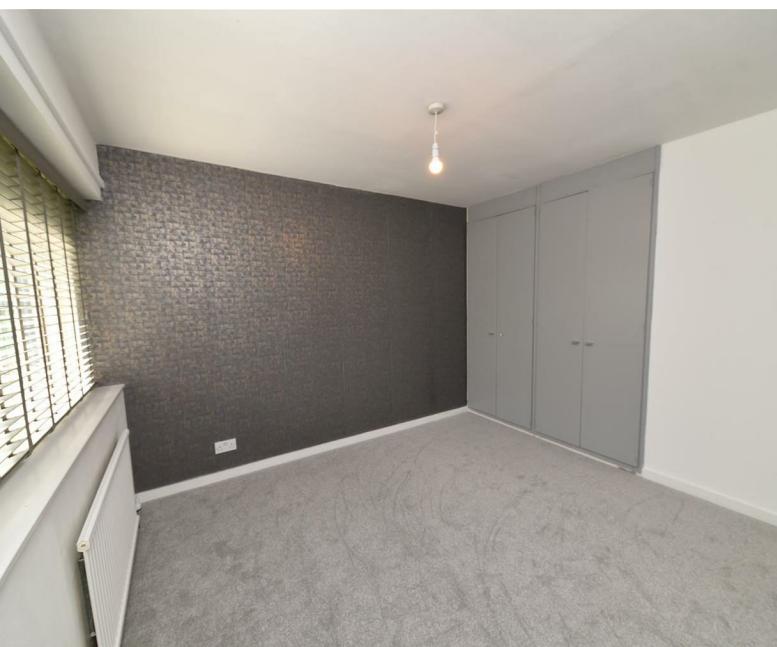
TENURE: FREEHOLD

COUNCIL TAX BAND: D

The property is within Calthorpe Estates and a Scheme of Management Fee is payable of £802.00 per year.



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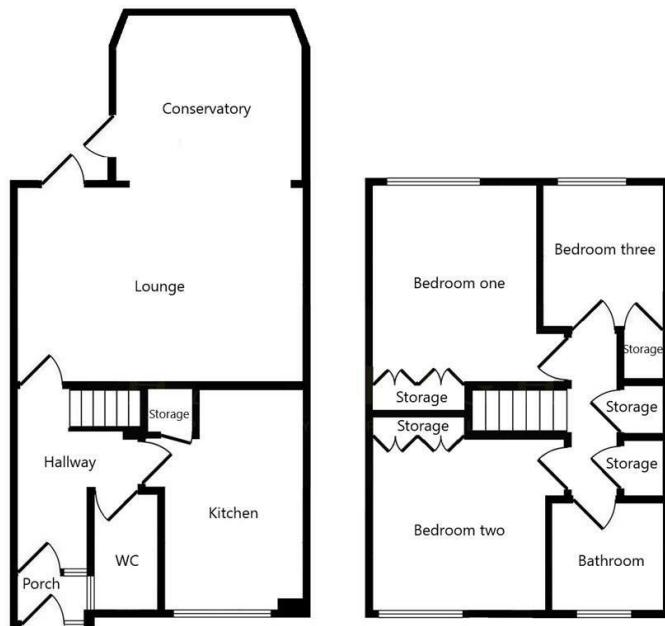
## ROAD MAP



## ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOOR PLAN



Measurements are approximate. Not to scale. Illustrative purposes only.

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