

ENGLANDS



48 South Street

Harborne, Birmingham, B17 0DB

£365,000





PROPERTY DESCRIPTION

A well situated traditional terraced residence just off Harborne High Street. Requires some modernisation/improvement. Central heating and double glazing (as specified), reception hall, cellar/basement, 2 reception rooms, rear hall/lobby area, kitchen, 3 bedrooms, bathroom/WC and pleasant rear garden.

South Street is very well situated between Harborne High Street and Greenfield Road. It is conveniently close to the excellent amenities on and around the High Street area, also regular transport services leading to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Medical Complex, the University of Birmingham and Harborne Leisure Centre.

It is set back from the road behind an attractive fore garden with boundary wall, stone chip area, flower borders and side pathway.

The accommodation which can only be appreciated by an internal inspection, comprises in more detail:



Tel: 01214271974



ON THE GROUND FLOOR

RECEPTION HALL

Having part glazed entrance door with window over, radiator, dado rail, coving and access door/stairs leading down to:

CELLAR/BASEMENT

Having light point and currently used as a useful storage area.

FRONT RECEPTION ROOM

3.64m max x 3.29m max (11'11" max x 10'9" max)
Having coving, double radiator, double glazed window with fitted shutters and wall mounted electric fire.

REAR LIVING ROOM

4.32m max x 3.62m max (14'2" max x 11'10" max)
Having double glazed window, double radiator, wall mounted electric fire and door/stairs off to first floor accommodation.

REAR HALL/LOBBY AREA

Having an access door to the garden and further door to the shared tunnel side entry area.

KITCHEN

3.40m max x 2.35m max (11'1" max x 7'8" max)
Having white enamel double drainer sink unit with cupboard below, further base units with worktops over wall cupboard, double glazed window, gas cooker point, appliance space with plumbing facility and wall mounted "Ideal" gas fired boiler.

ON THE FIRST FLOOR

A staircase leads to a landing and inner landing area with radiator.

BEDROOM ONE FRONT

4.33m max x 3.68m max (14'2" max x 12'0" max)
Having feature cast iron style fireplace with timber surround, double glazed window with shutters, radiator and built-in cupboard with loft hatch.

BEDROOM TWO REAR

3.63m max x 3.28m max (11'10" max x 10'9" max)
Having feature cast-iron style fireplace with timber surround, radiator and double glazed window.

BEDROOM THREE REAR

2.34m max x 2.34m max (excluding doorway area)
(7'8" max x 7'8" max (excluding doorway area))
Having radiator and double glazed window overlooking the garden.

BATHROOM/WC

Having low flush WC, pedestal basin and panelled bath with mixer tap and shower attachment. Partial tiling to walls, towel radiator and double glazed side window.

OUTSIDE

SECURED SHARED TUNNEL SIDE PASSAGEWAY

With front entrance door and further access door to the rear hall/lobby area.

PLEASANT REAR GARDEN

Including side terrace with flower/shrub borders, also two outbuildings comprising store and WC. Beyond lies a lawn with further flower/shrub borders and fencing to either side.

ADDITIONAL INFORMATION

Council Tax Band: C

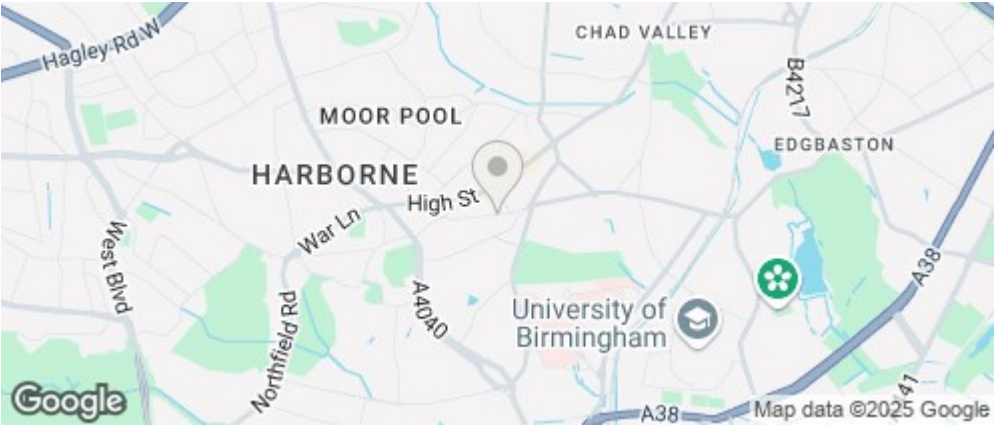
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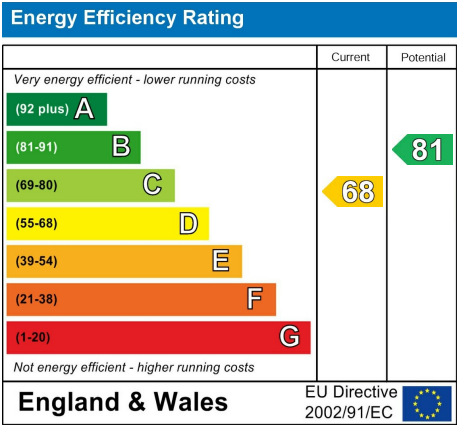
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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