ENGLANDS



37 High Street

Harborne, Birmingham, B17 9NT

£340,000

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PROPERTY DESCRIPTION

This charming property, rich in character, is ideally situated on Harborne High Street. The terraced residence features living room, dining room, fitted kitchen, bathrooms on both ground and first floor, two bedrooms, tanked cellar and rear garden.

Harborne High Street is conveniently located between North Road and Grays Road, making it excellent for access to a variety of shopping and amenities on and around the High Street. Additionally, regular transport services provide easy connections to the comprehensive leisure, entertainment, and shopping facilities in the City Centre. The property is also readily accessible to Harborne Leisure Centre, the University of Birmingham, and a number of medical centres, including the Queen Elizabeth complex.

The property itself is set back from the road by a fore garden, dwarf boundary wall and steps leading to entrance. There is no chain. An internal viewing is highly recommended to fully appreciate the details of the accommodation on offer.



Tel: 01214271974

37 High Street





Entrance door leads into:

LIVING ROOM
3.87m max x 3.63m max (12'8" max x 11'10" max)
Having wooden flooring, ceiling light point with ceiling rose, radiator, double glazed sash window, cupboard housing meters, exposed brick inset fireplace, and stairs rising to first floor accommodation. Door leading to:

DINING ROOM
3.67m max x 3.02m max (12'0" max x 9'10" max)
Having wooden flooring, ceiling light point, radiator and exposed brick inset fireplace. Understairs storage cupboard with access to:

CELLAR
3.82m max x 3.42m max (12'6" max x 11'2" max)
Having two wall lights, radiator and power. Please note some areas have restricted headroom.

KITCHEN
2.55m max x 2.20m max (8'4" max x 7'2" max)
Having tiled flooring, a range of base units with worktop over, ceiling light point, Belfast ceramic sink, space for double oven with gas hob, and wall mounted extractor fan. Part glazed door with side window that leads to garden.

UTILITY AREA
1.85m max x 0.90m max (6'0" max x 2'11" max)
Having recessed ceiling spotlight, plumbing for washing machine and wall mounted Glow Worm gas combi boiler. Door leading to:

GROUND FLOOR BATHROOM
Having tiled flooring, ceiling light point, panelled bathtub with mixer tap over and wall mounted showerhead, obscured window, partial tiling to walls, pedestal hand wash basin, radiator and door leading to separate WC having tiled flooring, ceiling light point, double glazed obscured window and low flush WC.

Stairs rising to first floor accommodation.

LANDING
Having wooden flooring and ceiling light point.

BEDROOM ONE - FRONT
3.95m max x 3.63m max (12'11" max x 11'10" max)
Having wooden flooring, ceiling light point, radiator, double glazed sash window, cast iron fireplace with marble style surround, and built in wardrobe with drawers below.

BEDROOM TWO
3.68m max x 2.19m max (12'0" max x 7'2" max)
Having wooden flooring, ceiling light point, loft hatch, cast iron fireplace with wooden surround, radiator, double glazed window and built in wardrobe with drawers below.

BATHROOM
Having tiled flooring, ceiling light point, panelled bathtub with mixer tap over and wall mounted electric shower, partial tiling to walls, window, vertical radiator, low flush WC, extractor fan, hand wash basin fitted into vanity storage with mixer tap over.

OUTSIDE
A rear garden having paved patio area, lawn and fence panels to two sides.

ADDITIONAL INFORMATION
Council Tax Band: C
Tenure: Freehold









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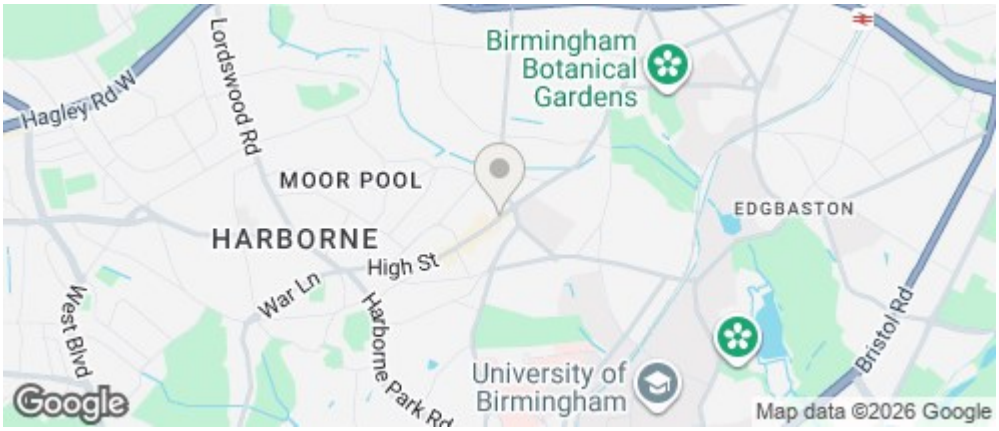




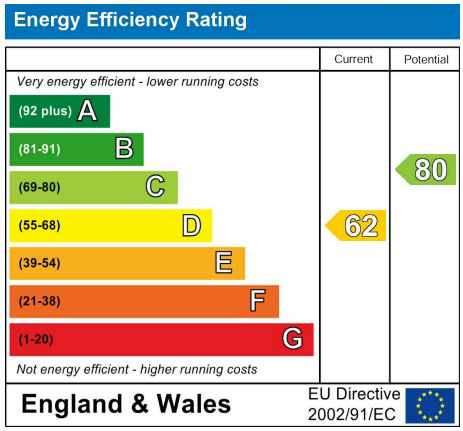
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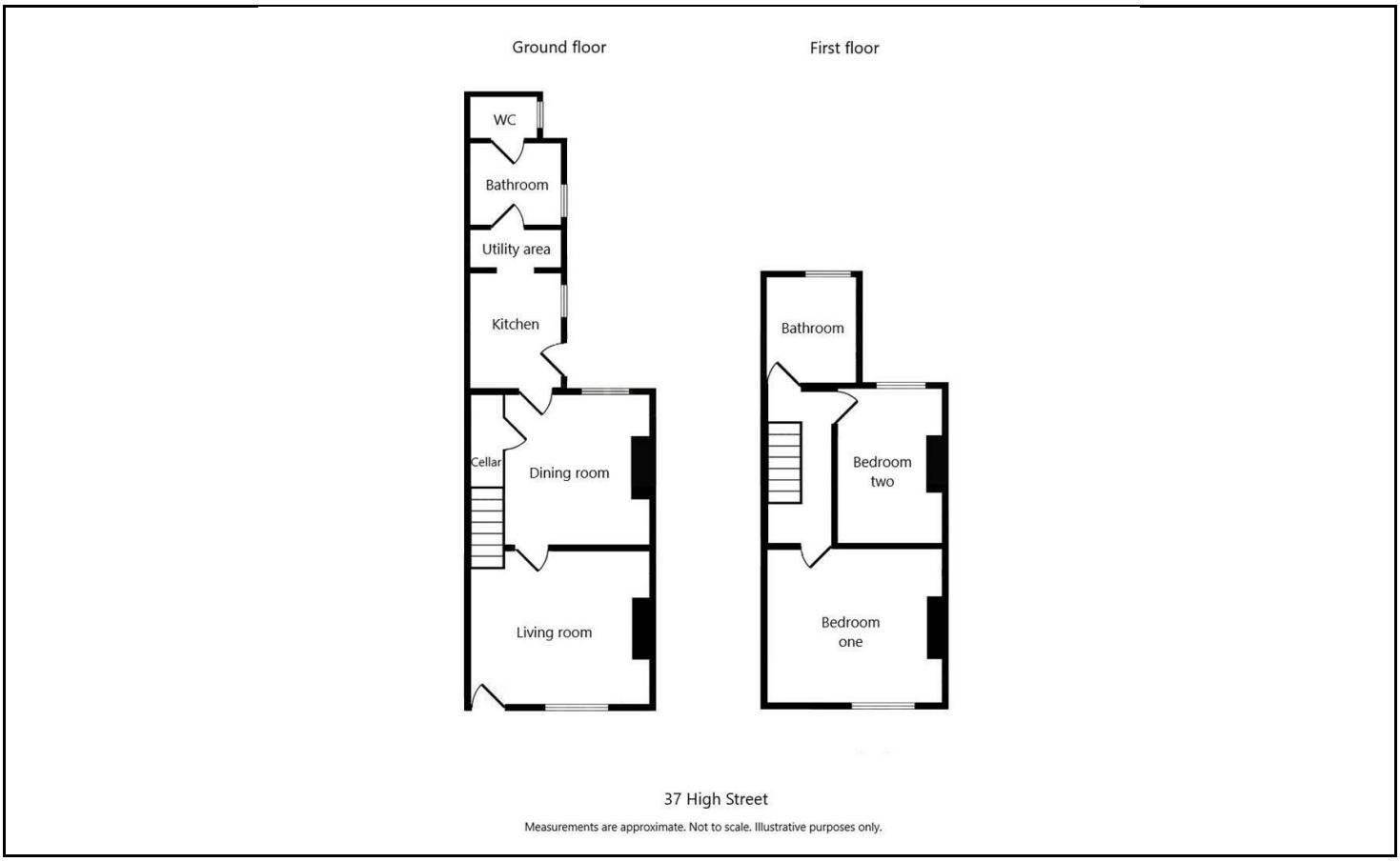
ROAD MAP



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

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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.