ENGLANDS



12 Stanley Avenue

Harborne, Birmingham, B32 2HB

£305,000

3 1 2 D









PROPERTY DESCRIPTION

A well-maintained traditional semi-detached property in a very popular location. Having the benefit of front driveway parking, two reception rooms, recently re-fitted kitchen, three bedrooms, excellent shower room, double glazing where specified and gas central heating. Delightful south-facing rear garden with side access gate.

Stanley Avenue is located between Balden Road and Wolverhampton Road South, both in turn leading off Hagley Road West. It is close to the delightful grounds of Lightwoods Park also readily accessible to the Queen Elizabeth Medical Centre, local motorway connections to the M5 and M6, the University of Birmingham, Harborne Leisure Centre, excellent amenities around Harborne High Street, as well as regular transport services along Hagley Road West to comprehensive City Centre leisure, entertainment and shopping facilities.

With it's generous layout and prime location, this semi-detached house on Stanley Avenue is a must-see.



Tel: 01214271974

12 Stanley Avenue





The property is set back from the road by a block paved driveway providing parking for two vehicles, composite entrance door with glazed panel and double glazed side windows leads into:

PORCH
Being newly fitted and having recessed ceiling light point, tiled flooring and entrance door with stained glass side pane leading into:

HALLWAY
Having radiator with ornate cover, ceiling light point, built-in cupboard housing meters, stairs rising to first floor accommodation, further radiator and wood-style flooring. Under stairs storage cupboard with plumbing for washing machine and space for tumble dryer. In addition, wall-mounted Worcester gas Combi boiler.

SITTING ROOM
4.77m max into bay x 3.27m max into recess (15'7" max into bay x 10'8" max into recess)
Having UPVC double glazed bay window with detailed leaded panels above overlooking the front, radiator, fireplace with marble-style hearth and inset gas fire, two wall lights, ceiling light point with ceiling rose, picture rail and radiator.

KITCHEN
2.64m max x 1.80m max (8'7" max x 5'10" max)
Recently re-fitted and comprising a range of matching wall and base units, Quartz-style work surface with integrated drainer, integrated Bosch induction hob, with extractor fan above behind matching fascia, integrated Bosch double electric oven, integrated fridge, inset single bowl stainless steel sink with mixer tap over, radiator, UPVC double glazed window overlooking the rear garden and archway through to:

DINING ROOM
3.99m max x 3.28m max into recess (13'1" max x 10'9" max into recess)
Having wood-style flooring, UPVC double glazed sliding doors out to the rear garden, ceiling light point with ceiling rose, decorative coving to ceiling and radiator.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING
Having loft hatch access, ceiling light point and UPVC double glazed window.

BEDROOM ONE - FRONT
4.77m max into bay x 3.27m max (15'7" max into bay x 10'8" max)
Having newly fitted UPVC double glazed bay window to the front elevation, ceiling light point, radiator and picture rail.

BEDROOM TWO - REAR
4.02m max x 3.28m max into recess (13'2" max x 10'9" max into recess)
Having UPVC double glazed window overlooking the garden, fitted drawers and cupboards, ceiling light point and radiator.

BEDROOM THREE - FRONT
2.77m max x 1.83m max (9'1" max x 6'0" max)
Having UPVC double glazed window overlooking the front, fitted wall cupboard, radiator and ceiling light point.

SHOWER ROOM
Having quadrant shower cubicle with wall-mounted showerhead, vertical towel rail, radiator, recessed ceiling spotlights, extractor fan, low flush WC with concealed cistern, wash hand basin with mixer tap over and being set into vanity storage, UPVC double glazed window with obscured glazing and tile effect flooring. Shower panelling to walls.

OUTSIDE
South facing enclosed rear garden having a paved seating area, steps down with retaining wall leading to lawn, border with flowers, evergreen shrubs and trees, further paved area to the rear, two sheds, fence panels to two sides and privet hedge to the third. Double electric power socket and outside tap. Gate to the shared side access to the front of the property.

ADDITIONAL INFORMATION
TENURE: FREEHOLD
COUNCIL TAX BAND - C






ENGLANDS





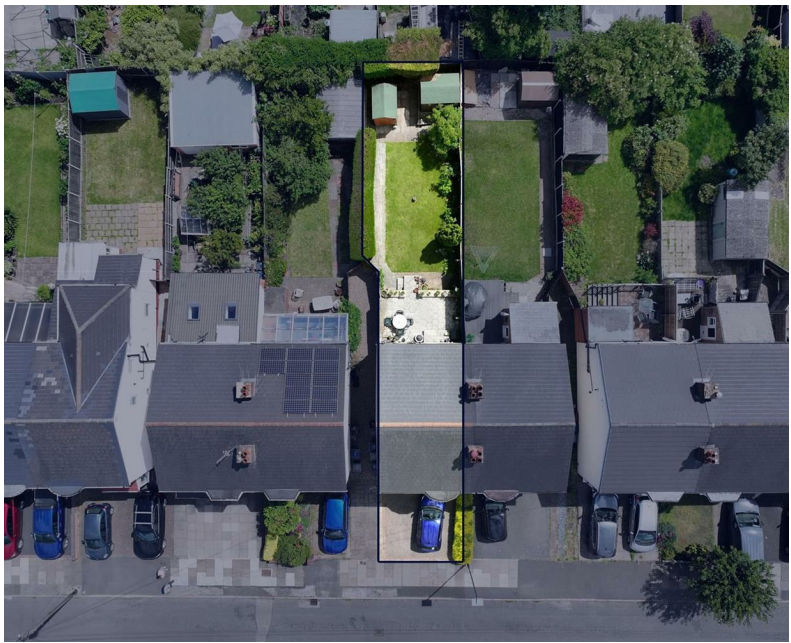




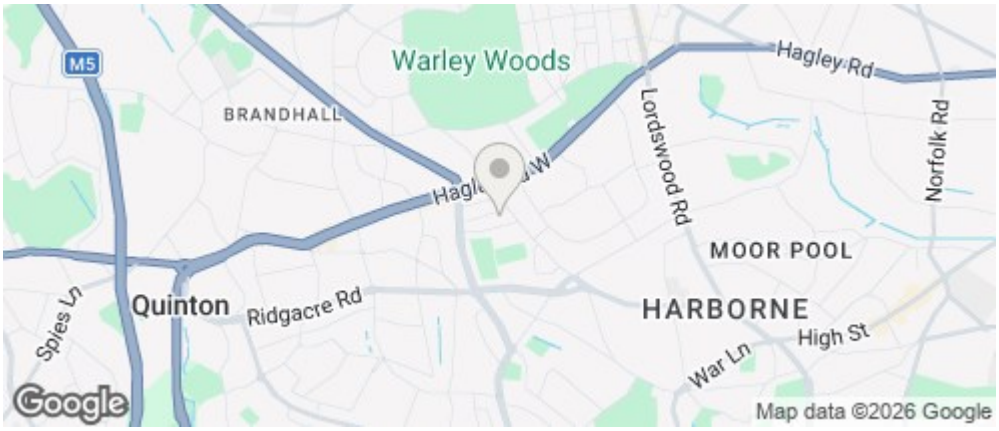



ENGLANDS

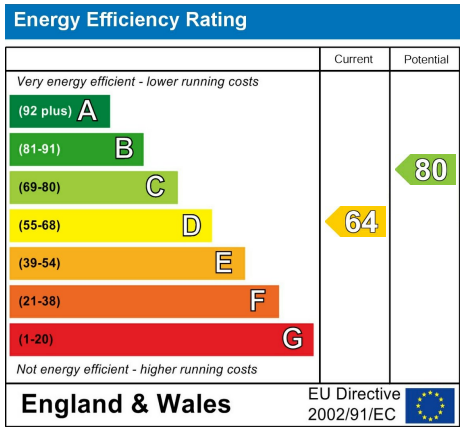




ROAD MAP



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.