

# ENGLANDS



97 Poole Crescent

Harborne, Birmingham, B17 0PE

£295,000





## PROPERTY DESCRIPTION

A much improved and well-presented traditional style town house with central heating and double glazing as specified, enclosed porch, hall, living room, fitted kitchen, bathroom/WC with shower, three bedrooms, front off road parking and attractive enclosed rear garden.

Poole Crescent is well situated just off Quinton Road which in turn leads between Northfield Road and Harborne Lane, being just walking distance to the Queen Elizabeth Medical Centre. It is readily accessible to the University of Birmingham and Harborne leisure centre as well as excellent amenities around Harborne High Street, the delightful grounds of Grove Park, the new University train station plus local retail parks at Selly Oak. Regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities are also close at hand.

The property itself is setback from the road behind a block paved driveway/off-road parking, side pathway and low brick retaining wall.

An internal inspection is absolutely essential and thoroughly recommended to fully appreciate the accommodation which comprises in more detail:



Tel: 01214271974



## ENCLOSED PORCH

Having double glazed UPVC style entrance door, side windows, wall light point and further UPVC part glazed inner door with stained glass detail opening to:

## RECEPTION HALL

Having stairs leading to the first floor, ceiling light point and further door to:

## LIVING ROOM

6.02m to bay window x 3.71m max (19'9" to bay window x 12'2" max)

Having front double glazed bay window, natural wood flooring, feature timber fire surround with raised hearth and gas coal flame effect fire, radiator and access to a useful under stairs storage cupboard. Sliding door to:

## FITTED KITCHEN

2.84m max x 2.79m max (9'4 max x 9'2 max)

Having inset single bowl sink unit with mixer tap and cupboard below, further base units with wood block style worktops over, wall cupboards, integrated washing machine, fridge and freezer, also built-in induction hob with electric oven below. Tiled floor and partial tiling to walls, double glazed rear window, radiator and double glazed UPVC style door to the garden.

## BATHROOM

2.79m max x 1.55m max (9'2 max x 5'1 max)

Having panelled bath with mixer tap, wall-mounted shower unit over and two showerheads, low flush WC and adjoining vanity style wash hand basin with mixer tap and cupboards and drawers below, towel radiator, double glazed window, recessed ceiling spotlights and vent.

Stairs rising to first floor accommodation.

## LANDING

Having ceiling light point and loft access hatch with integrated ladder. The current owner has boarded the loft area for storage.

## BEDROOM ONE FRONT

5.23m max into recess x 3.76m max (17'2 max into recess x 12'4 max)

A spacious and light room with double glazed windows to the front, radiator and built-in storage cupboard with fitted shelving.

## BEDROOM TWO REAR

3.84m max x 2.87m max (12'7 max x 9'5 max)

Having double glazed rear window overlooking the garden, ceiling light point and radiator.

## BEDROOM THREE REAR

2.90m max x 2.26m max (9'6 max x 7'5 max)

Having double glazed window overlooking the rear garden, radiator and fitted cupboard housing the wall-mounted Vaillant gas fired boiler.

## OUTSIDE

### REAR GARDEN

Attractive enclosed rear garden including paved terraced area, lawn, flower borders including an established herb garden, trees and established shrubs, also ornamental pond to the rear. Garden shed. Shared tunnel side entry allows access from the front.

## ADDITIONAL INFORMATION

Council Tax Band: B

Tenure: Freehold



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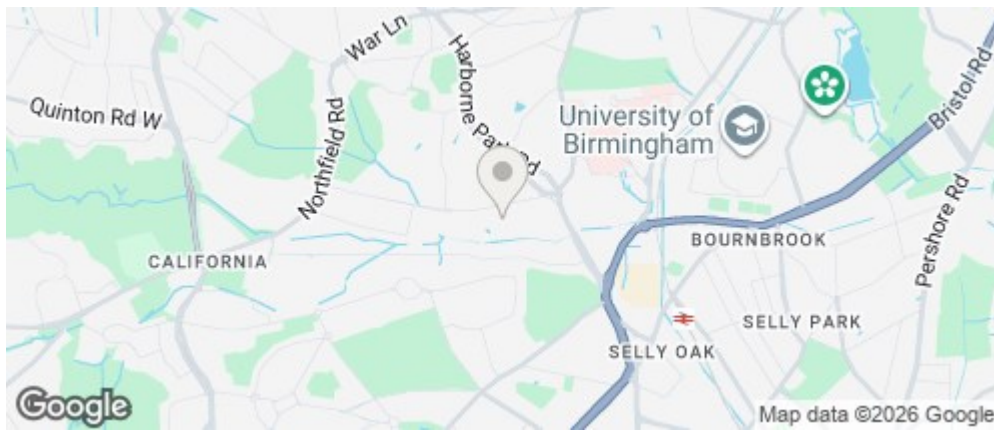




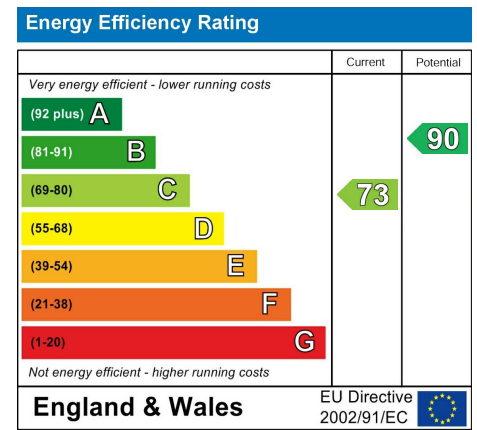
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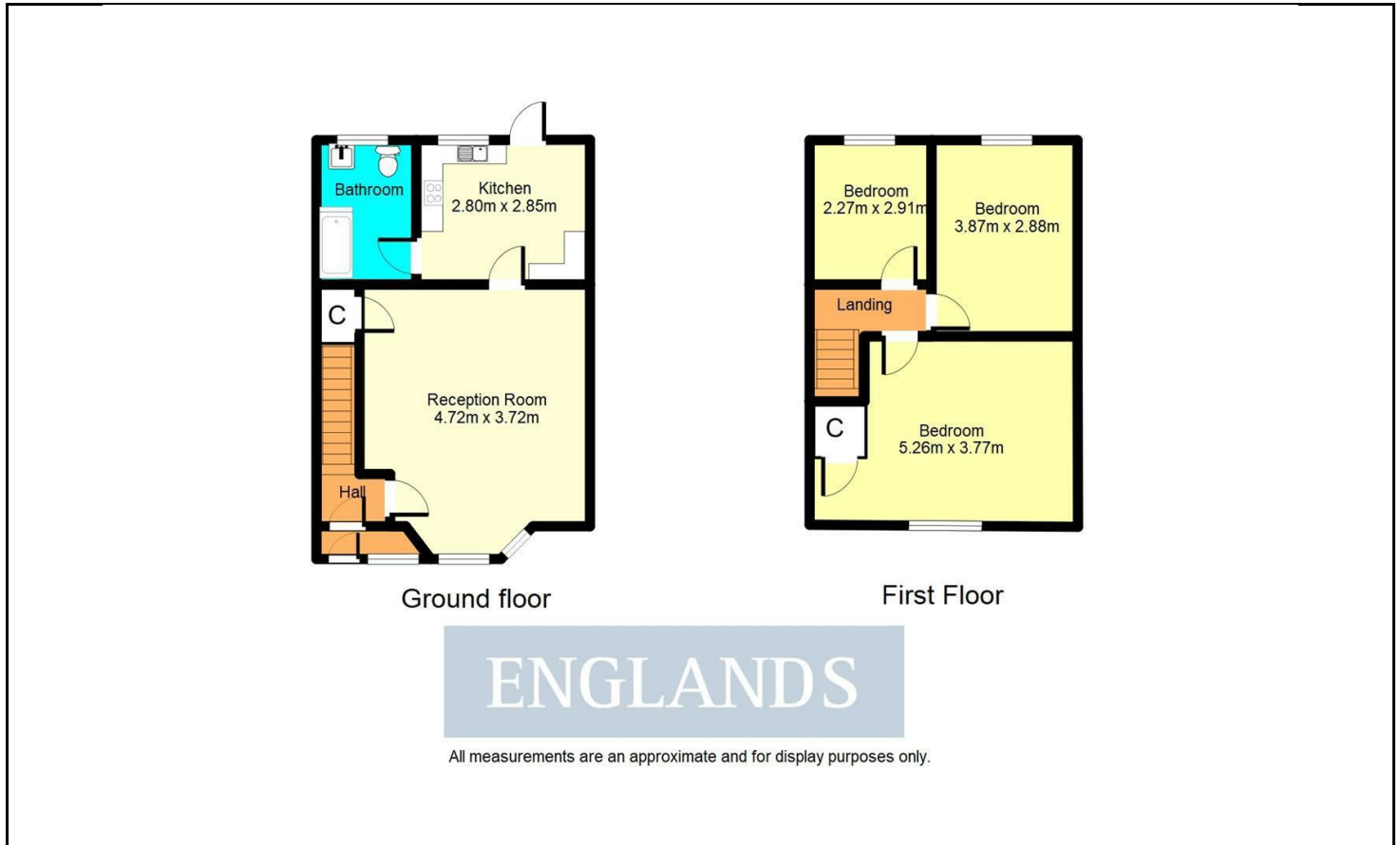
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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