

# ENGLANDS



12 Fakenham Croft

Harborne, Birmingham, B17 8TL

£449,000





## PROPERTY DESCRIPTION

Modern semi-detached property set on a good-sized corner plot in a quiet cul-de-sac location. The property enjoys a pleasant outlook over trees on the Beech Lanes estate.

The property has been recently reconfigured to create a spacious lounge/dining room and separate kitchen. Briefly comprising block paved driveway, porch with storage, ground floor WC, fitted kitchen, three bedrooms and shower room, viewing of this property is recommended to fully appreciate the layout. There is a southerly-facing enclosed rear garden.

Fakenham Croft is very conveniently located in a popular development close to Harborne, leading off Winchfield Drive. The Queen Elizabeth Hospital and University of Birmingham are easily reachable and access into Birmingham City Centre is close by via Hagley Road. Lightwoods Park and Warley Woods are also a short distance away as well as local motorway connections being readily accessible.



Tel: 01214271974



The property is set back on the road by a block paved driveway and front garden. UPVC double glazed entrance door lead into:

#### PORCH

Having tiled floor, ceiling light point, built-in storage cupboard and UPVC double glazed window to the front elevation.

#### GROUND FLOOR WC

Having low flush WC, wash handbasin with mixer tap over and set into vanity storage unit, tiled flooring and ceiling light point.

#### KITCHEN

5.25 max x 2.42 (17'2" max x 7'11")  
Recently refitted and comprising range of matching gloss-fronted wall and base units, integrated five burner gas hob with extractor fan over, integrated electric oven and integrated microwave, vertical radiator, recessed ceiling spotlights double glazed UPVC bay window to the front having obscure glass, inset composite sink with mixer tap over, Work surfaces with integrated drainer, Plumbing for washing machine.

#### SPACIOUS LOUNGE/DINING ROOM

8.05 max x 5.47 max (26'4" max x 17'11" max)  
Having wooden flooring, double glazed window, recessed ceiling spotlights, two ceiling light points, two radiators, built-in storage cupboard, double glazed aluminium sliding door to the rear garden, further UPVC double glazed full height window and widow overlooking porch with obscured glass.

#### STAIRS RISING TO FIRST FLOOR ACCOMMODATION

#### LANDING

Having double glazed UPVC window to the side, ceiling light point and loft access hatch. Airing cupboard with wall-mounted Biasi gas Combi boiler.

#### BEDROOM ONE - REAR

3.56 max x 3.49 max (11'8" max x 11'5" max)  
Having double glazed window overlooking the rear, radiator, fitted wardrobes, tiled floor and ceiling light point.

#### BEDROOM TWO - FRONT

3.54 max x 2.86 max (11'7" max x 9'4" max)  
Double glazed window overlooking the front elevation, radiator, fitted wardrobes, tiled flooring and ceiling light point.

#### BEDROOM THREE-REAR

4.45 max into doorway x 1.82 max (14'7" max into doorway x 5'11" max)  
Having double glazed window overlooking the rear garden, radiator, ceiling light point and fitted wardrobes  
Measure

#### SHOWER ROOM

2.85 max x 1.85 max (9'4" max x 6'0" max)  
Having vinyl flooring, full complementary tiling to walls, shower cubicle with two showerheads, low flush WC, recessed ceiling spotlights, extractor fan, built-in storage unit, wash basin with mixer tap over and set into vanity storage unit, wall mounted mirror, vertical radiator and double glazed window with obscured glass.

#### OUTSIDE

Southerly-facing rear garden set on a corner plot having a paved patio area, artificial grass lawn and borders with evergreen shrubs and trees. Fence panels to three sides and a gate leading to side. Covered side area leading to front of property and currently used as storage.

#### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D

The property falls within Calthorpe Estates and is subject to the annual charge under the Scheme of Management.



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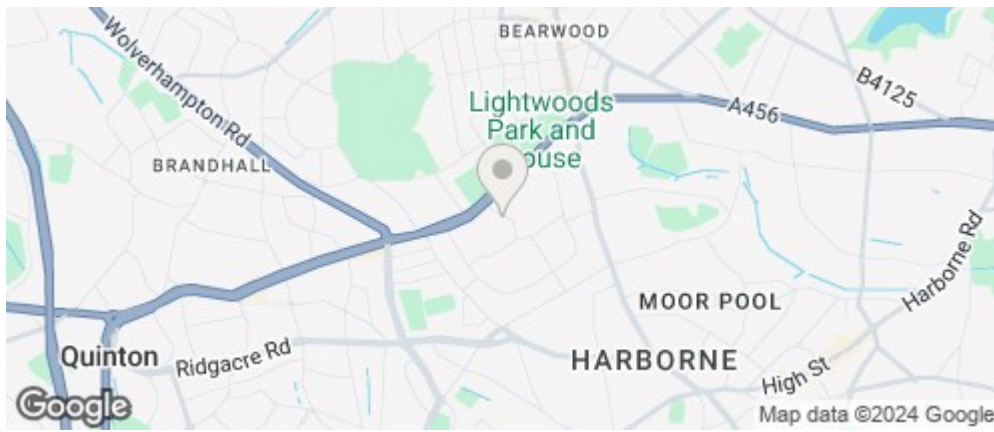




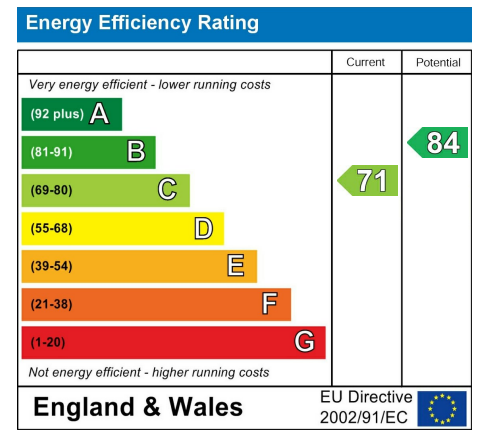
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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