

ENGLANDS



178 Park Hill Road

Harborne, Birmingham, B17 9HD

£489,000





PROPERTY DESCRIPTION

A very well-located terraced property set in the ever popular Park Hill Road in Harborne. The accommodation is set over three floors and offers flexible arrangements for a variety of options. The ground floor is currently a dual aspect lounge/dining room plus a bedroom. The lower ground floor comprises of a kitchen, sitting room, study and newly fitted bathroom. The first floor comprises three bedrooms and a refitted bathroom. Please note the property is tenanted with a HMO licence, so investors may be interested.

Park Hill Road is convenient for Harborne village, with its wide range of shops, bars and restaurants. The Queen Elizabeth Medical Centre and University of Birmingham are easily accessible and Birmingham City Centre is close by, with its enviable range of shops and entertainment.

The property is set back from the roadway by a dwarf wall and path with fore garden leading to the front door.



Entrance door with glazed panel above leads into

HALLWAY

Having meter cupboard, wall lights, radiator with ornate cover, original plaster archway and laminate flooring. Stairs leading downstairs to lower ground floor and further stairs leading to first floor accommodation.

THROUGH LOUNGE/DINING ROOM

7.866 max into bay x 3.575 (25'9" max into bay x 11'8")

Being dual aspect, having double glazed bay window to the front elevation, ornate ceiling plasterwork, coving to ceiling, three wall lights, feature fireplace with timber surround and metal insert, plus marble style hearth, two radiators and window overlooking the rear garden.

BEDROOM FOUR

3.199 max x 2.390 (10'5" max x 7'10")

Having double glazed multi pane windows overlooking the rear, radiator, exposed brickwork to two walls and recessed ceiling spotlights.

STAIRS TO LOWER GROUND FLOOR

KITCHEN

7.241. max x 2.580 max (23'9". max x 8'5" max)
Having stone tile flooring, a range of matching wall and base units, composite worksurfaces, appliance space, inset Rangemaster 1 1/2 bowl stainless steel sink with drainer integrated into worksurface and multi directional tap over, two double glazed windows to side elevation, radiator, further plumbing and spaces for appliances, Rangemaster range cooker, having five burner gas hob and electric ovens below. Wall-mounted Rangemaster extractor fan, recessed ceiling spotlights, breakfast bar area and wall-mounted Potterton gas Combi boiler, Double glazed French doors opening out to the rear garden.

SITTING ROOM

3.76 max x 3.62 max (12'4" max x 11'10" max)
Having radiator, ceiling light point, two wall lights, double glazed window looking out to the rear and integrated storage cupboard,

STUDY

3.07 x 1.71 (10'0" x 5'7")

Having ceiling spotlight and radiator.

BATHROOM

Recently re-fitted bathroom comprising corner bath with wall-mounted shower over, tiled floor, recessed ceiling spotlights, pedestal wash hand basin with mixer tap over, low flush WC with concealed cistern, vertical radiator, extractor fan and rooflight.

FIRST FLOOR ACCOMMODATION

LANDING

Having two wall lights and loft hatch access point with pulldown ladder.

BATHROOM

3.408. max times 2.007 (11'2". max times 6'7")
Recently re-fitted and comprising: "P" shaped panel bath with mixer tap and wall-mounted shower over and side screen, part complementary tiling to walls, low flush WC with concealed cistern, pedestal wash hand basin with mixer tap, vinyl flooring, recessed ceiling spotlights and wall-mounted mirrored cabinet. Double glazed sash window with obscured glazing.

BEDROOM TWO - FRONT

3.406x3.167. max into recess (11'2"x10'4". max into recess)

Having radiator, double glazed window overlooking front, ceiling light point with ceiling rose and coving to ceiling.

INNER LANDING

Having ornate coving to ceiling, ceiling light point and useful fitted cupboards.

BEDROOM ONE

3.679 max into recess x 3.387 max into recess (12'0" max into recess x 11'1" max into recess)
Having radiator, ceiling light point with ornate ceiling rose, ornate decorative coving to ceiling, double glazed window overlooking the rear, wall-mounted cupboards,

BEDROOM THREE

3.206x2.446

Having double glazed multi pane windows overlooking the garden, radiator, two feature walls with brick detailing and recessed ceiling spotlights.

OUTSIDE

Doors from the kitchen lead out to rear and side paved areas, gate, providing access to the shared walkway to the front of the property. Rear garden has picket fencing, blue brick pathway and a range of evergreen shrubs and trees
Gate leading to rear section of garden, having shed and additional paved seating area.

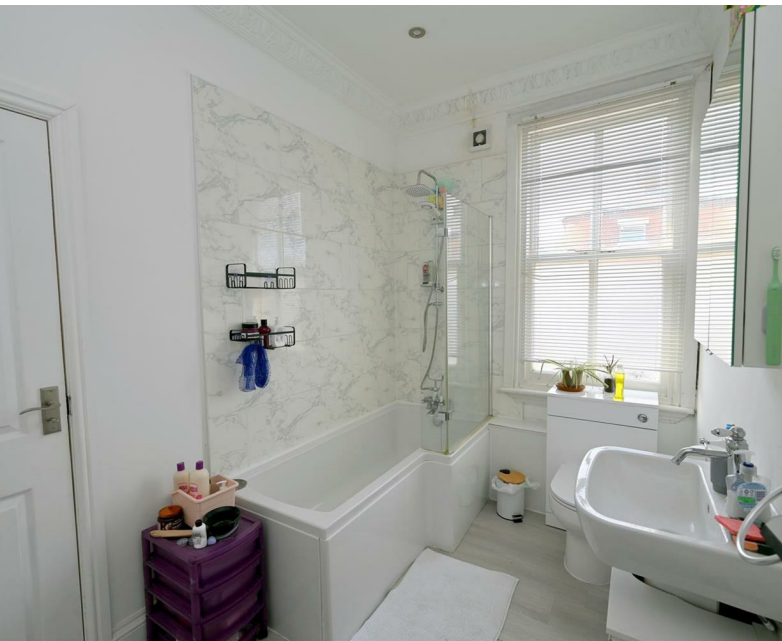
ADDITIONAL INFORMATION

The property is freehold. Council Tax Band - D
There are currently tenants in situ.



ENGLANDS





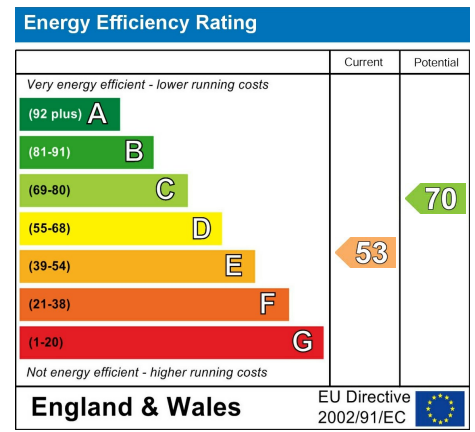
ENGLANDS



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.