

# ENGLANDS



75 Weymoor Road

Harborne, Birmingham, B17 0RS

£375,000





## PROPERTY DESCRIPTION

An extended and improved traditional style semi in a good location. Central heating and double glazing as specified, enclosed porch, hall, front reception room, extended rear living room, extended fitted kitchen, laundry/utility room with cloaks/WC, three bedrooms, bathroom/WC with separate shower, front parking, small side garage/storage area and pleasant rear garden.

Weymoor Road is well situated between Northfield Road and Elford Road in turn leading off Quinton Road. It is readily accessible to the University of Birmingham and the Queen Elizabeth medical complex, as well as local shops on Northfield Road, excellent amenities/shopping facilities on Harborne High Street, and regular transport services along Northfield Road to comprehensive City Centre facilities.

The property itself is setback from the road behind a mainly block paved forecourt/driveway area with flower border and boundary wall.

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





## ON THE GROUND FLOOR

### ENCLOSED PORCH

Having double glazed outer doors, meter cupboard, tiled floor and part leaded light glazed inner door with side screen to:

### RECEPTION HALL

Having wood laminate style flooring, radiator and coving.

### FRONT RECEPTION ROOM

3.94m max to bay window x 3.31m max (12'11" max to bay window x 10'10" max)

Having double glazed bay window, wood laminate style flooring, radiator, coving and timber fire surround with tiled insert.

### EXTENDED LOUNGE

6.28m max x 3.01m max (20'7" max x 9'10" max)  
Having feature corner tiled fireplace with raised tiled hearth, timber surround and gas coal flame effect fire. Wood laminate style flooring, two radiators, double glazed doors to rear garden, double glazed Velux skylight ceiling window, two wall light points and interconnecting access to the kitchen.

### EXTENDED FITTED KITCHEN

5.52m max x 1.90m max (18'1" max x 6'2" max)  
Having inset one and a half bowl single drainer sink top with mixer tap and cupboards below, base units with worktops over, wall cupboards, "Neff" double oven with "Candy" four ring gas cooker hob over and cooker hood above, partial tiling to walls, radiator, double glazed window, recessed ceiling spotlights and double glazed Velux skylight ceiling window. Leaving off is a walk in under stairs storage cupboard.

### LAUNDRY/UTILITY ROOM

2.11m max x 1.50m max (6'11" max x 4'11" max)  
Having inset sink top with mixer tap and cupboard below, also appliance space with plumbing facility. Wall mounted "Logic Combi" gas fired boiler, double glazed door to side access, tiled floor, door to the garage/store and further interconnecting door to:

### CLOAKS/WC

Having pedestal basin, low flush WC, radiator, double glazed window and partial tiling to walls.

## ON THE FIRST FLOOR

### LANDING AREA

Having double glazed side window and roof hatch with ladders.

### BEDROOM ONE FRONT

4.11m to bay window x 2.46m to wardrobe front (13'5" to bay window x 8'0" to wardrobe front)

Having two built-in cupboards/wardrobes with hanging rail, shelving and cupboards above. Double glazed front bay window and radiator.

### BEDROOM TWO REAR

4.06m to bay window x 2.36m to wardrobe front (13'3" to bay window x 7'8" to wardrobe front)

Having built in sliding mirror door wardrobe with hanging rail and shelf, also rear double glazed bay window, built in shelved cupboard and radiator.

### BEDROOM THREE FRONT

2.48m max x 1.98m max (8'1" max x 6'5" max)  
Having radiator and double glazed window.

### BATHROOM/WC

Having low flush WC, pedestal basin, panelled bath and separate tiled shower cubicle. Radiator, partial tiling to walls, double glazed window and vent.

### OUTSIDE

#### SMALL SIDE GARAGE/STORAGE AREA

(Not suitable for most cars) Having twin entrance doors, power and lighting points, and wall mounted storage cupboards.

#### PLEASANT REAR GARDEN

Including paved terrace with side access to the laundry/utility room and exterior light. Brick retaining wall and steps leading up to the lawned area with pathway and greenhouse to the rear.

#### ADDITIONAL INFORMATION

Tenure: Freehold  
Council Tax Band: C



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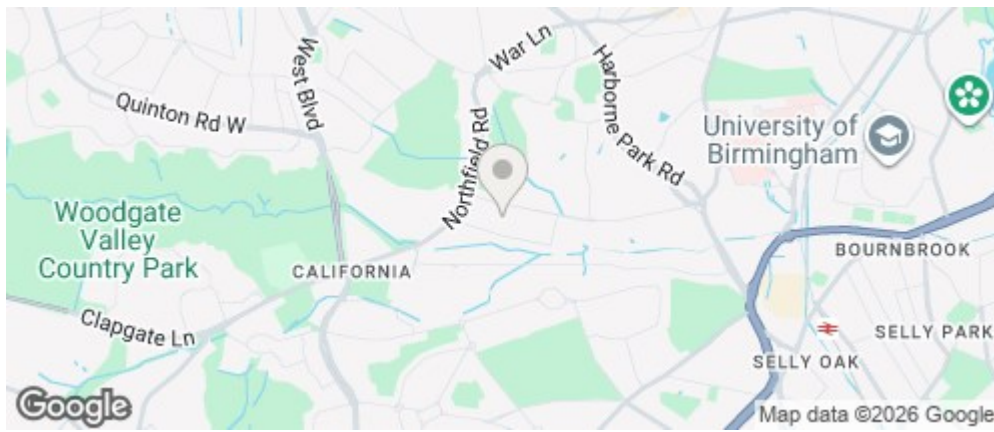




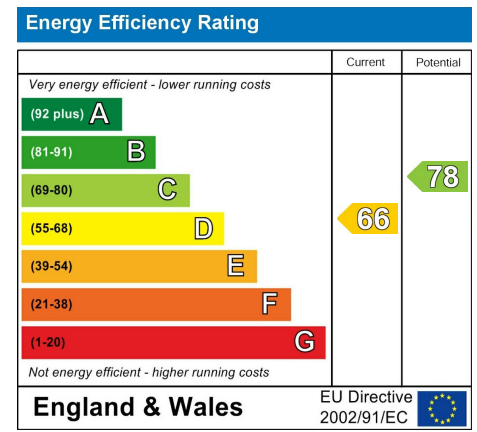
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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