ENGLANDS



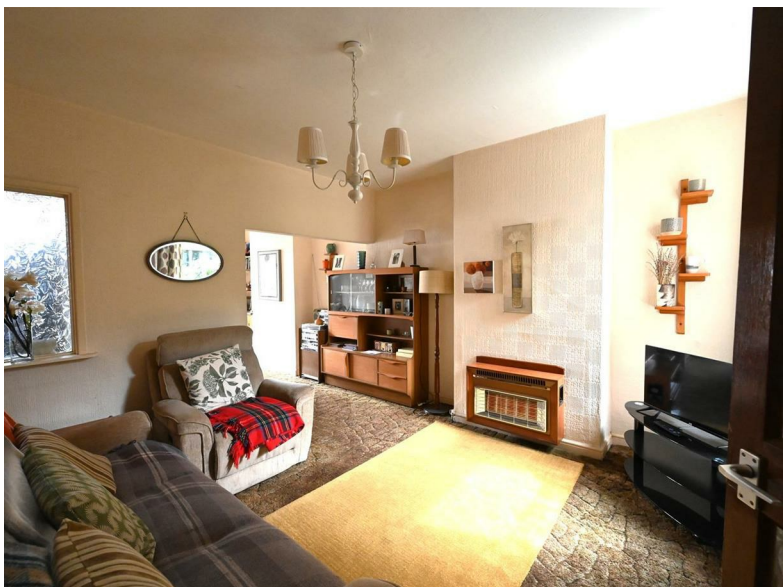
33 Station Road

Harborne, Birmingham, B17 9LP

£289,950

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PROPERTY DESCRIPTION

Two bedroomed terraced house, being very well-situated in central Harborne, just off the High Street. Requiring general modernisation throughout, this property offers the perfect opportunity for a new owner to put their own stamp on. Briefly comprising: open plan lounge/dining room, kitchen, two bedrooms, bathroom and attractive enclosed rear garden. The property is being sold with the benefit of NO CHAIN.

Station Road leads off Harborne High Street, so it's perfectly placed for the local shops, restaurants etc and access in to Birmingham city centre. The Queen Elizabeth Hospital and University of Birmingham are also readily accessible.



Tel: 01214271974

33 Station Road





The property is set back from the road by a privet hedge, paved frontage and entrance door with glazed panel over leads into:

VESTIBULE
Having tiled floor, utility meters and part-glazed inner door leading to:

HALLWAY
Having ceiling light point.

LOUNGE/DINING ROOM
7.93 max x 3.86 max into recess (26'0" max x 12'7" max into recess)
Having double glazed timber bay window overlooking the front, radiator, UPVC double glazed window overlooking the rear garden, wall-mounted gas fire and two ceiling light points.

KITCHEN
2.94 max x 2.29 max (9'7" max x 7'6" max)
Comprises wall and base units, laminate work surfaces, stainless steel sink drainer with mixer tap over, spaces and plumbing for appliances, ceiling light point, wall-mounted Vaillant gas Combi boiler, window overlooking the side, part-glazed door out to the garden and radiator. Useful built-in pantry cupboard with fitted shelving.

Door from sitting room leads to stairs to first floor accommodation.

LANDING
Having ceiling light point and radiator.

BEDROOM ONE - FRONT
3.48 max x 3.44 max (11'5" max x 11'3" max)
Having built-in cupboards with dressing table area and overhead storage, radiator, double glazed timber window overlooking the front and ceiling light point.

BEDROOM TWO - REAR
3.75 max x 2.96 max (12'3" max x 9'8" max)
Having UPVC double glazed window overlooking the rear, radiator, ceiling light point and fitted cupboards with overhead storage and dressing table unit. Further fitted shelving.

BATHROOM
Having panel bath with wall-mounted electric shower over, low flush WC, pedestal wash basin, ceiling light point, airing cupboard, UPVC double glazed window with obscured glass, part-complementary tiling to walls and overhead storage cupboards.

REAR GARDEN
Door leads out from the kitchen to paved side area with outdoor tap, flower borders with evergreen shrubs and trees, fence panels to three sides, two brick-built outbuildings, one with a WC, shed and gravelled area. Gate providing access to the rear of the property.

ADDITIONAL INFORMATION
TENURE: FREEHOLD
COUNCIL TAX BAND: C









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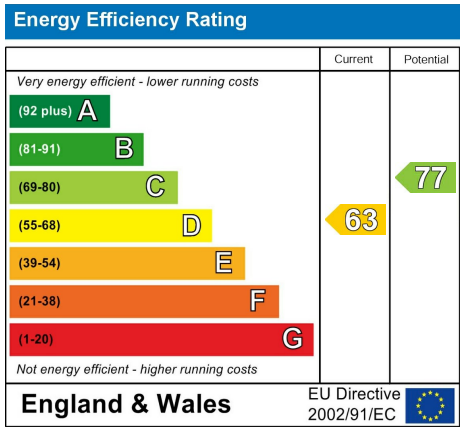




ROAD MAP



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."

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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.