

63 Derry Close, Birmingham, West Midlands, B17 0TR



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**Hicks Hadley**

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**\*\*RENOVATED FAMILY HOME WITH NO UPWARD CHAIN\*\***

Superbly renovated, versatile semi-detached property with an option to use as a four bedroom property, or as a three bedroom property with two reception rooms, in this very popular cul-de-sac location in Harborne. The property briefly comprises: entrance hall, refitted kitchen, spacious lounge/diner, ground floor bedroom/reception room (converted garage), three first floor bedrooms, refitted bathroom and additional upstairs wc. The property further benefits from: private rear garden, large driveway, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED. EPC: D

**Hicks Hadley**

**Offers Over £350,000 - Freehold**





#### Entrance Hall

With storage cupboard, central heating radiator and doors into:

#### Refitted Kitchen 8'10 x 7'6 (max) (2.69m x 2.29m (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, gas hob, extractor chimney, plumbing for automatic washing machine, ceramic tiling and double glazed window to front elevation.

#### Spacious Lounge/ Dining Room 18'10 x 10'10 (max) (5.74m x 3.30m (max))

With central heating radiator, wall mounted electric fire, double glazed window to rear elevation and double glazed patio doors to rear elevation.

#### Ground Floor Bedroom Four/ Reception Room (Convert 16'6 x 7'10 (max) (5.03m x 2.39m (max))

With central heating radiator and double glazed window to front elevation.

#### Stairs and Landing

With loft hatch, obscured double glazed window to side elevation and doors into:

#### Bedroom One 11'4 x 9'11 (3.45m x 3.02m)

With central heating radiator and double glazed window to rear elevation.

#### Bedroom Two 16'4 x 8'7 (max) (4.98m x 2.62m (max))

With central heating radiator and double glazed window to rear elevation.

#### Bedroom Three 10'1 x 8'8 (3.07m x 2.64m)

With central heating radiator and double glazed window to front elevation.

#### Refitted Bathroom 9'5 x 6'5 (max) (2.87m x 1.96m (max))

Having bath with shower over, shower screen, low flush wc, vanity wash hand basin, wall mounted boiler, wall mounted storage container and obscured double glazed window to front elevation.

#### Additional Upstairs WC 6'3 x 2'10 (1.91m x 0.86m)

With low flush wc, wall mounted wash hand basin and obscured double glazed window to front elevation.



#### Outside

Front: With gravel driveway and adjacent front lawn leading to front door.

Rear: With large lawn area and attractive aspect to the rear.

#### Agents Note

COUNCIL TAX BAND: D

We have been informed that the property is freehold. Please check this detail with your solicitor.

All main services are connected.

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) EPC:D

