

HADLEIGH

PROPERTY . PERSONALLY

63 STATION ROAD, HARBORNE, B17 9LP



A CHARMING FOUR BEDROOM MID TERRACE RESIDENCE, BOASTING
PLENTY OF CHARACTER OVER THREE FLOORS OF EXCELLENT
ACCOMMODATION. WITHIN WALKING DISTANCE TO HARBORNE HIGH
STREET AND EXCELLENT TRANSPORT LINKS.

EPC RATING D

£479,500

H

SALES • LETTINGS • SURVEYORS

H

Location

STATION ROAD is a convenient location within close proximity to Harborne High Street with its excellent shopping, cafe and restaurant facilities. In addition Harborne Primary & Infants School is within walking distance and there are excellent public transport facilities to all surrounding areas. The University of Birmingham and the Queen Elizabeth Medical Complex are readily accessible.

Introduction

STATION ROAD offers an excellent opportunity to acquire this characterful family home in central Harborne location. The spaciouly proportioned accommodation is set back beyond a neat hedgerow with forecourt garden and comprises at ground floor level front reception room, large living and dining space and a fully fitted kitchen. At the first floor there are two double bedrooms and a family bathroom whilst at second floor there are two more bedrooms and a shower room. To complement the property is an enclosed rear garden with lawn and timber garden shed.

Enclosed Vestibule Porch

Having hardwood front door with complimentary brass features to include majestic Lions head door knocker and letter box, leading into porch with obscure glazed multi pane door into front reception room

Front Reception Room

14'5" X 13'5" (4.39m X 4.09m) Wooden frame glazed bay window to front elevation with bespoke shutters, feature fireplace with timber surround and tiled hearth, ceiling light point with ornate ceiling rose, two central heating radiators and exposed wooden floorboards



Dining Room

14'4" X 16'9" (4.37m X 5.11m) Staircase rising to first floor landing, feature fireplace with log burner, tiled hearth and timber plinth above, exposed wooden floorboards, two central heating radiators, ceiling light point and double glazed French doors to rear elevation



H

Kitchen

7'12" X 12'7" (2.44m X 3.84m) Having multi pane window to rear elevation, a range of wall and base units with butchers block style work surfaces, double ceramic sink, integrated double oven, induction hob with extractor hood over, integrated fridge freezer, unit downlighters and ceiling light point. Tiled splashback and flooring further compliment the space.



First Floor Accommodation

Staircase rising to first floor landing

Master Bedroom

11'1" X 11'3" (3.38m X 3.43m) Two double glazed windows to front elevation with bespoke shutters, exposed wooden floorboards, ceiling light point and central heating radiator



Bedroom Two

11'3" X 11'1" (3.43m X 3.38m) Glazed sash window to rear elevation, exposed wooden floorboards, ceiling light point and central heating radiator



H

Family Bathroom

Fully tiled and modernised bathroom comprising; freestanding bathtub with central chrome mixer tap, walk in shower cubicle with rainfall shower head and glazed screen, vanity unit with wash hand basin, exposed ceiling beams, ceiling spotlights and obscure double glazed window



Second Floor Accommodation

Staircase rising from first floor landing to second floor landing

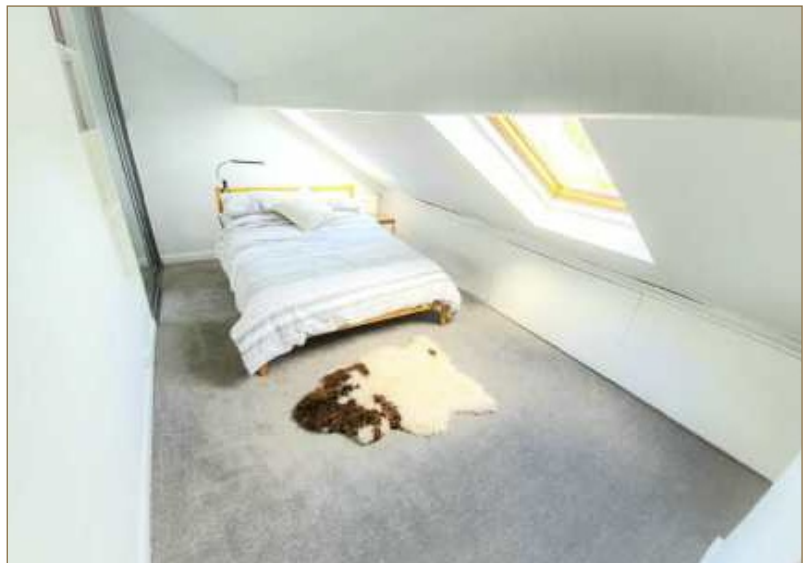
Bedroom Three

14'2" X 8'3" (4.32m X 2.51m) Double glazed window to rear elevation, carpet flooring, central heating radiator, built in wardrobes and ceiling light point



Bedroom Four

14'7" X 9'3" (4.45m X 2.82m) Double glazed Velux windows to front elevation, carpet flooring, central heating radiator and sliding mirrored built in wardrobe



H

Second Floor Shower Room

Obscure double glazed window to rear elevation, low level wc, wash hand basin, shower cubicle with shower over, central heating towel radiator and Parquet style tiling to walls



Rear Garden

Flagstone patio with lawn beyond and rear access gate



General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent 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".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the 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 a final inspection of the property prior to exchange of contracts".