

34 GILMORTON CLOSE, HARBORNE, B17 8QR



**A PARTICULARLY SPACIOUS AND EXTENDED THREE BEDROOM
DETACHED BUNGALOW SITUATED IN THIS DESIRABLE CUL DE SAC.**

EPC BAND RATING D

OFFERS IN THE REGION OF £499,500



Draft Sales Particulars

These are draft sales particulars and have not yet been verified by the vendor. They are subject to alteration.

Location

GILMORTON CLOSE is a highly desirable quiet cul de sac location approached from Gillhurst Road yet is within easy reach of all local amenities including Harborne High Street with its excellent shopping, restaurant and café facilities. In addition there are excellent public transport facilities and easy access to the Queen Elizabeth Medical Complex and Birmingham University.

Description

34 GILMORTON CLOSE is a particularly spacious and extended detached bungalow. It is approached beyond a private drive and the accommodation comprises, enclosed porch, reception hall, large extended lounge/dining room, fitted kitchen, utility, study, three bedrooms, en-suite shower room and bathroom. To complement the property is an enclosed rear garden.

Fully Enclosed Porch

With quarry tiled floor, multi paned double glazed front door.

Reception Hall

Having cloaks cupboard, storage cupboard, security entry phone, ceiling light point, cornice, airing cupboard with radiator, double panelled radiator and leading to:

Extended Lounge/Dining Room

27'10" x 25'8" (8.48m x 7.82m)

Having as its focal point an electric feature fire with living coal effect inset with hearth beneath, three central heating radiators, several power points, several ceiling light point, cornice, door to kitchen, thermostat central heating control, picture window to side and sliding double glazed patio doors to the delightful rear garden.





Extended Lounge/Dining Room



Kitchen

14'9" x 10'6" (4.50m x 3.20m)

Fitted with a range of wall and base units with granite work surface, with sunken stainless steel sink unit, wine rack, double door oven, four ring induction hob and extractor hood, low wattage halogen ceiling lights, double glazed bay window to front.



Utility

Having plumbing for the automatic washing machine, space for fridge freezer, power points, central heating radiator, door to side covered passageway,.

Study

13'6" x 10'1" (4.11m x 3.07m)

Having fitted work surface, shelving, central heating radiator, low wattage halogen ceiling light points, security entry phone, louvred door to storage cupboard, double glazed picture window to front.





Inner Hallway

Leads to:

Bedroom One

17'4" x 9'7" (5.28m x 2.92m)

Having a range of built in wardrobes, central heating radiator, power points, ceiling light point, cornice, double glazed window to rear.



En-suite Shower Room

Having enclosed shower cubicle, WC, wash hand basin, storage cupboards security entry phone, central heating radiator, low wattage halogen ceiling light points, opaque double glazed window to side.



Bedroom Two

13'10" x 10'0" (4.22m x 3.05m)

Having central heating radiator, power points, ceiling light point, built in wardrobe, double glazed window to rear.





Bedroom Three

9'9" x 7'9" (2.97m x 2.36m) Having central heating radiator, power points, ceiling light point, built in double door wardrobe, wall light point, double glazed bay window to front.



Family Bathroom

Having corner shower cubicle with on-line mixer, low level WC., wash hand basin, 'Xpelair', opaque double glazed window to side.



Outside

Side covered passageway.

The property is situated in this quiet cul de sac and is set back beyond a tarmac driveway and lawned fore garden.

Rear Garden

The private and secluded rear garden comprise two tiered patio, shaped lawn, established front borders, the whole enjoying a sunny aspect.





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.

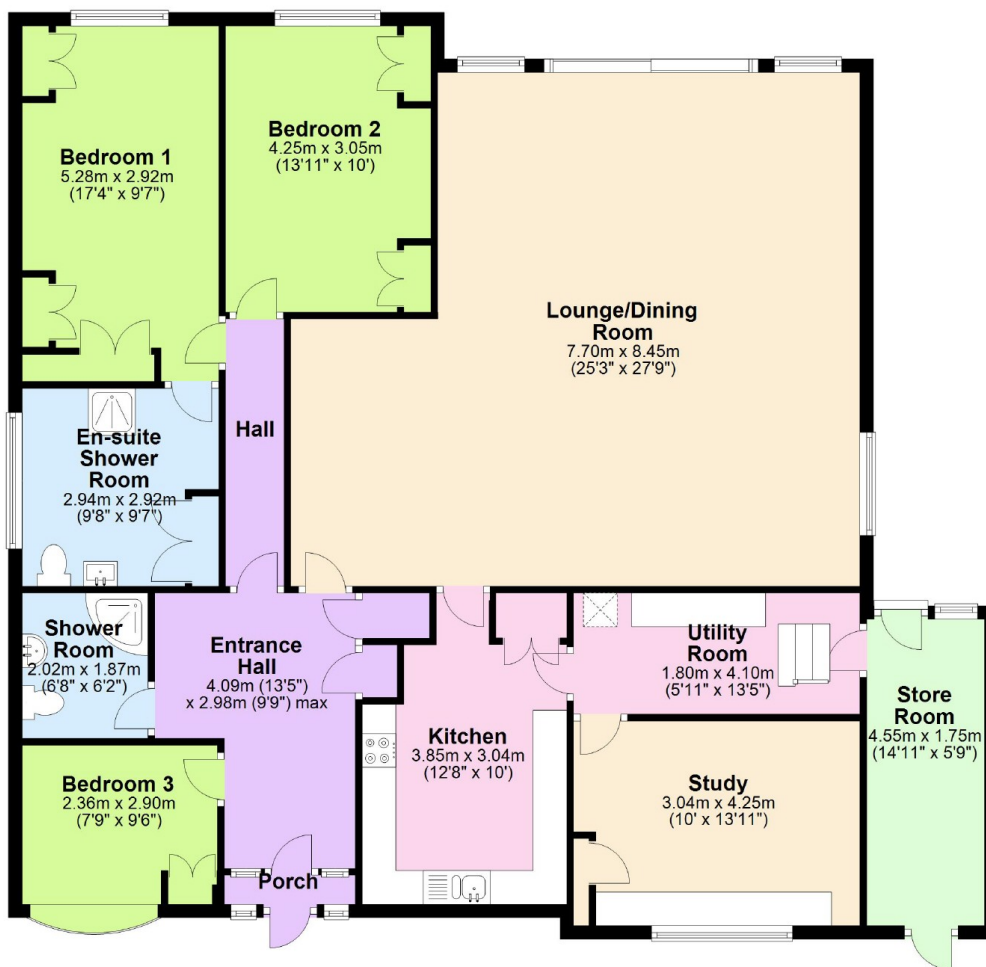
VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.



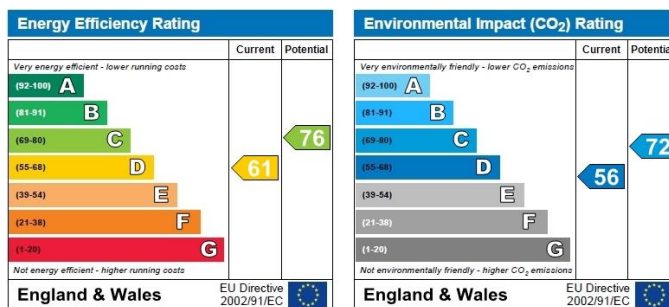


Ground Floor

Approx. 165.8 sq. metres (1784.7 sq. feet)



Total area: approx. 165.8 sq. metres (1784.7 sq. feet)



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".