

22B ST PETERS ROAD, HARBORNE, B17 0AX



**A FULLY REFURBISHED MODERN THREE STOREY FOUR BEDROOM SEMI
DETACHED SITUATED IN THIS DESIRABLE LOCATION WITH 2 ALLOCATED
PARKING SPACES LOCATED AT THE REAR.
EPC BAND RATING C**

OFFERS IN THE REGION OF £625,000



Location

ST PETERS ROAD is one of the most highly regarded and sought after locations within Harborne Village within close proximity to St Peters Church and School. Harborne High Street is readily accessible with its excellent shopping, restaurants and cafés including Marks & Spencer Food Hall and Waitrose, whilst there is also easy access to Birmingham city centre, Birmingham University and the Queen Elizabeth medical complex.

Public transport is also nearby with a range of buses travelling into the city centre. The surrounding area offers further excellent state and independent schools for boys and girls of all ages, including Harborne Junior & Infants school and The Blue Coat school. Recreational amenities include Edgbaston & Harborne golf clubs, Edgbaston Priory & Edgbaston Archery tennis clubs, sailing at Edgbaston Reservoir, Warwickshire County Cricket Ground and Birmingham Botanical Gardens.

Description

22b ST PETERS ROAD is set back beyond a walled fore garden and has been subject to a comprehensive upgrading programme including under floor heating at ground floor level. The accommodation which is in pristine decorative order throughout and comprises:

Reception hall, cloaks/wc, rear living room, brand new fitted kitchen with built in appliances. At first and second floor level there are four bedrooms, two bathrooms and en suite shower together with a utility. To the rear is an enclosed garden and 2 allocated parking spaces.

Open Storm Porch

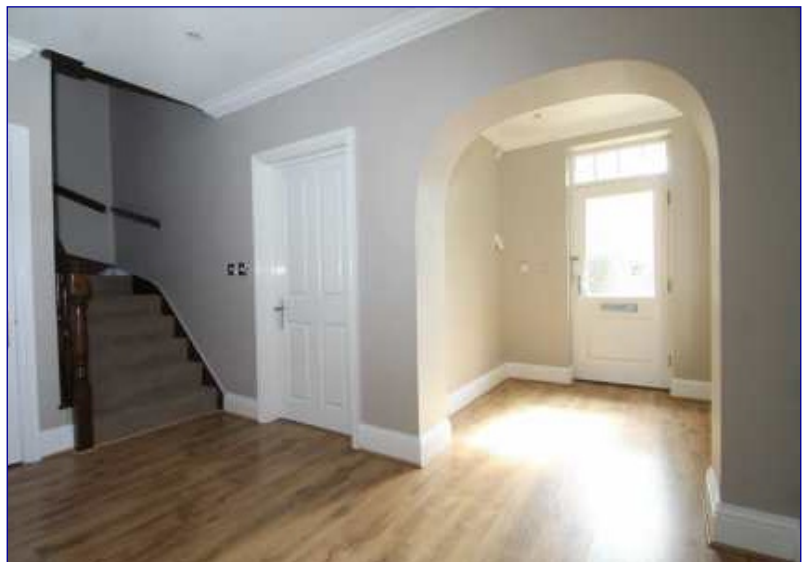
On the ground floor

Set back beyond a walled front garden with inset pathway,



Reception Hall

Laid laminate floor with under floor heating, LED lighting, staircase rising off, useful understairs cloaks/storage cupboard, cornice.





Guest Cloakroom

Housing WC, wash hand basin, fitted mirror, 'Xpelair', LED lighting, double glazed window to side.

Rear Living Room

18'2" x 12'7" (5.54m x 3.84m) Laid laminate floor with under floor heating, feature fireplace with gas living flame effect fire inset, several power points, TV aerial points, ceiling light point, cornice, double glazed patio doors to the rear garden.



Feature Fireplace



Newly Fitted Kitchen

11'5" x 9'9" (3.48m x 2.97m) A comprehensive range of fitted units with granite work surface to include sunken stainless steel sink unit and drainer, further range of base and wall units, Miele single door oven and four ring hob, extractor hood, power points, space for fridge/freezer, LED lighting, tiled floor, two double glazed windows to front.





Newly fitted Kitchen

Alternative photograph



On the first floor

A tread staircase leads to the first floor landing with LED lighting, central heating control, airing cupboard housing the hot water cylinder and to:



Bedroom One

18'1" (max) x 12'7" (5.51m (max) x 3.84m)
Walk in wardrobe, hanging rail, two central heating radiators, several power points, ceiling light point, cornice, two double glazed windows to rear.





Walk-in Wardrobe



En-suite Shower Room

Being part tiled comprising enclosed shower cubicle with concertina shield, low level WC, wash hand basin, fitted shelving, central heating radiator, heated towel rail, double glazed window to side.



Bedroom Two

11'6" x 10'0" (3.51m x 3.05m) Built in wardrobes, central heating radiator, power points, ceiling light point, two double glazed windows to front.





Part Tiled Bathroom

Comprising panelled bath with separate corner shower cubicle with on-line mixer, low level WC, wash hand basin, central heating radiator, heated towel rail, LED lighting, 'Xpelair', dual aspect double glazed windows.



On the second floor

A tread staircase leads to the second floor landing with access to loft, LED lighting, central heating radiator.

Bedroom Three

11'7" x 9'7" (3.53m x 2.92m) Central heating radiator, power points, ceiling light point, cornice, double glazed window to front.



Bedroom Four

13'10" (max) x 12'7" (4.22m (max) x 3.84m) Double and single door wardrobes, central heating radiator, power points, ceiling light point, double glazed window to rear.





Bathroom

Comprising panelled bath with overhead shower and shield, wash hand basin, low level WC, central heating radiator, shaver socket, LED lighting, 'Velux' skylight and 'Xpelair'.



Utility

13'0" x 5'0" (3.96m x 1.52m) Plumbing for washing machine, space for tumble dryer, storage cupboard, central heating radiator, tiled floor, under eaves storage and LED lighting.



Outside

The property benefits from 2 allocated parking spaces to the rear.

Rear Garden

Comprise lawn, patio, side pathway and rear gate and 2 allocated parking spaces.

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.

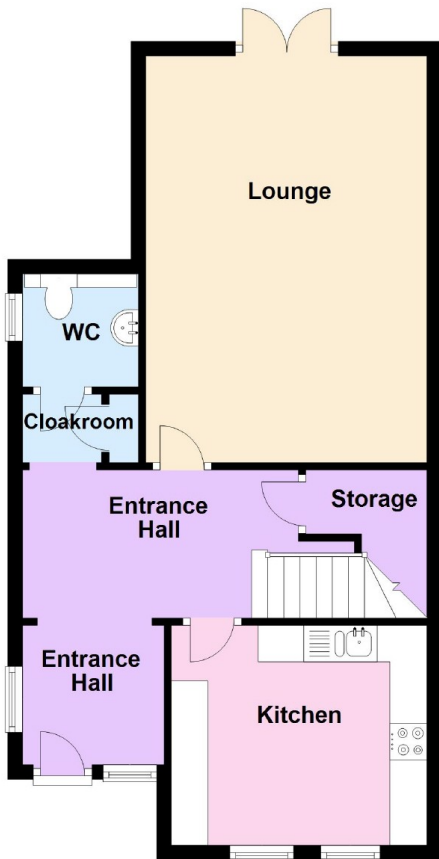
FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

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



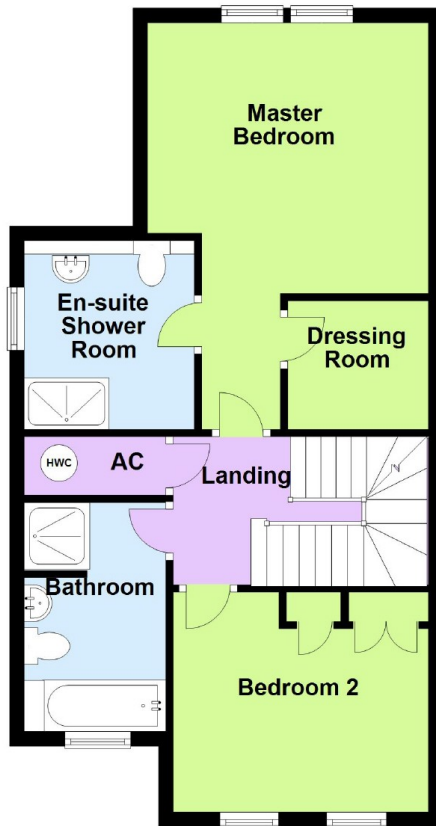
Ground Floor

Approx. 51.4 sq. metres (553.3 sq. feet)



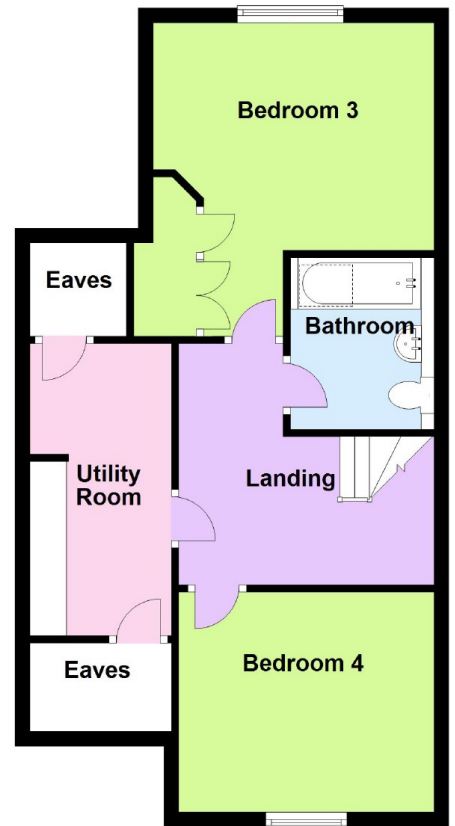
First Floor

Approx. 52.1 sq. metres (560.6 sq. feet)

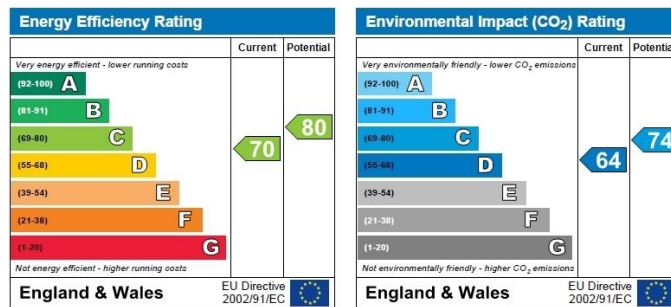


Second Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



Total area: approx. 155.5 sq. metres (1673.4 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".