

63 EARLS COURT ROAD, HARBORNE, B17 9AH



A WELL MAINTAINED TWO DOUBLE BEDROOMED MID TERRACE
SITUATED IN THIS POPULAR LOCATION AND BENEFITTING FROM TWO
BATHROOMS.
EPC BAND RATING D

ASKING PRICE £270,000



Location

EARLS COURT ROAD is a particularly sought after location which is approached from Court Oak Road which itself give access to the excellent recreational facilities of Queens Park. In addition Harborne High Street is readily accessible with its excellent shopping, restaurants and café facilities. The Queen Elizabeth Medical Complex and Birmingham University are close at hand. There are excellent public transport facilities and schools for children of all ages.

Description

63 EARLS COURT ROAD is a well maintained two bedroom freehold mid terrace which offers an excellent opportunity to both first time and investment buyers. The property benefits from gas central heating and double glazing and comprises: Enclosed porch, two reception rooms, kitchen and downstairs bathroom with shower. At first floor there are two double bedrooms and an en suite bathroom. To the rear is an enclosed rear garden.

Set back beyond a small fore garden with dwarf brick wall, the accommodation comprises in more detail:

On The Ground Floor

Fully Enclosed Porch

With wall lantern point and double glazed french doors.



Front Reception Room

13'7" x 11'9" (4.14m x 3.58m) Laid laminate flooring, central heating radiator, power points, ceiling light point, built in window seat with storage, cornice, hardwood inner front door and double glazed bay window to front.



Inner Hall

With under stairs cloaks cupboard.

Rear Reception/Dining Room

12'3" x 11'9" (3.73m x 3.58m) Staircase rising off to the first floor, central heating radiator, power points, ceiling light point, laid laminate flooring, door to kitchen and french doors to the rear garden.



Fitted Kitchen

12'1" x 6'2" (3.68m x 1.88m) Having stainless steel sink unit and drainer, range of base and wall units with work surface, gas cooker point, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, quarry tiled floor, wall tiling, ceiling light points and double glazed window to side.





Rear Lobby

With double glazed door to the rear garden and to:

Part Tiled Bathroom

Comprising white suite of panelled bath with on line shower over with glazed shield, wash hand basin, low level wc, "xpelair", heated chrome towel rail and double glazed window to side.



On The First Floor

An easy tread staircase leads to:

Bedroom One (Front)

13'10" x 11'7" (4.22m x 3.53m)

Having central heating radiator, power points, ceiling light point, single door wardrobe and two double glazed windows to front.





Bedroom Two (Rear)

13'10" x 12'3" (4.22m x 3.73m)

Having central heating radiator, power points, ceiling light point, double glazed window to rear and door to:



En Suite Bathroom

Having corner bath with electric shower over, wash hand basin, low level wc, airing cupboard housing gas boiler, central heating radiator and opaque double glazed window to rear.



Outside

The property is set back beyond a small front garden with dwarf brick wall and pathway.

The rear gardens comprise patio, lawn, borders, mature conifer, timber garden shed and side gate.





Front Elevation



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.

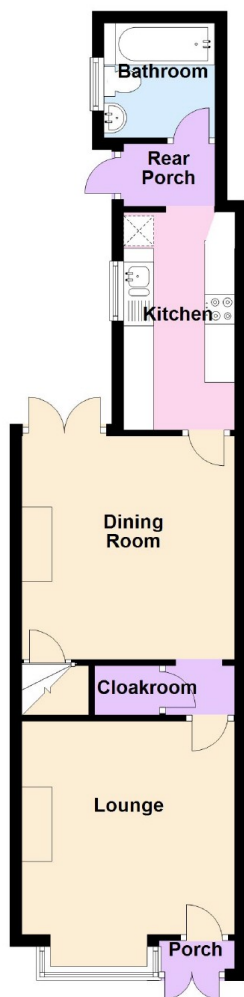
VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.





Ground Floor

Approx. 43.4 sq. metres (467.7 sq. feet)

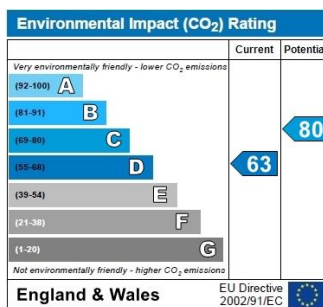
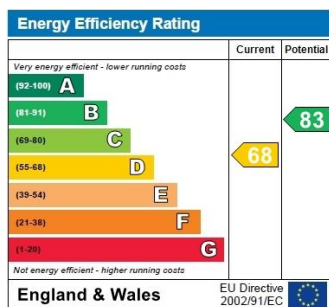


First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 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".