

2B GREENFIELD ROAD, HARBORNE, B17 0ES



**AN IMMACULATELY MAINTAINED FOUR STOREY MODERN MID TOWN
HOUSE WITH THREE DOUBLE BEDROOMS, TWO SECURED CAR PARKING
SPACES AND ROOF TOP TERRACE.
EPC BAND RATING B**

OFFERS IN THE REGION OF £475,000



Location

GREENFIELD ROAD is a sought after and desirable location within close proximity to Harborne High Street with its excellent shopping, restaurant and café facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are close at hand and there is excellent transport facilities to Birmingham City Centre. Furthermore there are schools for children of all ages including the excellent Harborne Primary and Infant.

Introduction

2B GREENFIELD ROAD is a particularly spacious and well maintained four storey townhouse. Benefitting from gas central and double glazing the accommodation comprises: Reception hall, open plan dining kitchen with living area, guest cloaks, three double bedrooms, bathroom and en suite shower. To complement the property there are two secured allocated parking spaces, rear courtyard garden and unique roof top terrace

Reception Hall

Having central heating radiator, burglar alarm control, ceiling spot lighting, stair case rising to the upper floors and double glazed front door

Open Plan Dining Kitchen

31'4" (max) x 11'2" (max) (9.55m (max) x 3.40m (max))





Dining Area

Having central heating radiator, power points, ceiling light and spotlighting, living area and double glazed window to front.



Fitted Kitchen

Sunken sink with side drainer, range of base and wall units with contrasting composite work tops, three seat breakfast bar, "Zanussi" single door oven and microwave, four ring electric hob, concealed extractor hood, integrated washer/dryer, dishwasher, fridge, freezer, ceiling spotlighting, over unit lighting, concealed gas boiler, central heating radiator and double glazed window and door to the rear courtyard garden.



Inner Lobby

Housing the boiler cupboard with hot water cylinder and cloaks area

Guest Cloaks

Having low level wc, wash hand basin, central heating radiator, ceiling light point and "Xpelair" as fitted.





On The First Floor

An easy tread staircase rises to the first floor landing.

Sitting Room (Front)

21'3" (max) x 14'6" (max) (6.48m (max) x 4.42m (max)) Having central heating radiator, power points, security entry phone, two ceiling light points and double glazed window to front.



Bedroom Three (Rear)

14'6" x 9'9" (4.42m x 2.97m) Having central heating radiator, power points, ceiling light point and double glazed window and french doors with glazed juliet balcony overlooking the rear garden and courtyard.



On The Second Floor

A second stair case leads to the second floor.



Bedroom One (Front)

13'0" x 10'5" (3.96m x 3.18m)

Having central heating radiator, power points, ceiling light point and double glazed window and french door with glazed juliet balcony to front.



En Suite Shower

Having enclosed shower cubicle, wash hand basin, low level wc with concealed cistern, heated chrome towel rail, "Xpelair", ceiling spot lighting and opaque double glazed window to front.



Bedroom Two (Rear)

11'11" x 9'10" (3.63m x 3.00m)

Having central heating radiator, power points, ceiling light point, range of costly custom made "Sharps" built in wardrobes with hanging rail, drawers and shelving, double glazed window to rear.





Part Tiled Bathroom

Comprising white suite of panelled bath with shower over with glazed shield, vanity wash hand basin, low level wc with concealed cistern, shaver socket, fitted mirror, ceiling spot lighting, "Xpelair" and heated chrome towel rail,



On The Third Floor

A stair case leads to the third floor landing with built in drinks cooler, wine rack, work top, pelmet lighting and double glazed door to:



Unique Roof Top Terrace

Being part decked and slate chippings, inset lighting, power points, outside water tap and useful storage shed with light point. The terrace has wonderful views over Harborne.



Outside



Secured Underground Parking

The property benefits from two allocated parking spaces located in a gated secured underground garage approached from Greenfield Road



Courtyard Garden

The property has a courtyard garden laid with concrete flags. Access to the parking.



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 leasehold with a term of 999 years from Jan 2007. There is a ground rent of £250.00pa and a monthly variable service charge of approx £133.00

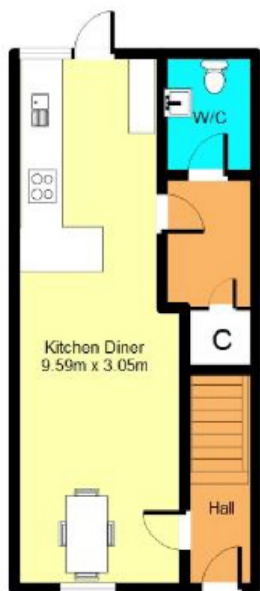
FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

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

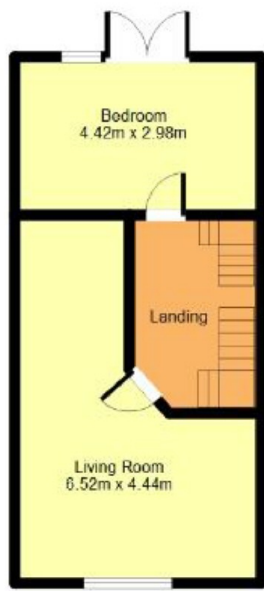
New room



Ground Floor



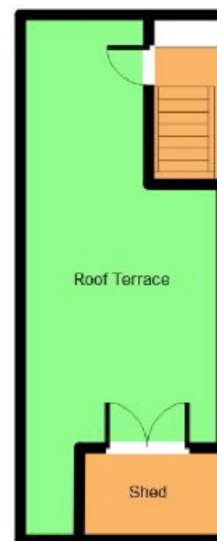
First Floor



Second Floor



Third Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		84	85
		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".