

**195 COURT OAK ROAD, HARBORNE, B17 9AD**



**A WELL MAINTAINED TWO BEDROOM GAS CENTRALLY HEATED AND  
DOUBLE GLAZED END TERRACE OVERLOOKING QUEENS PARK.  
EPC BAND RATING E**

**OFFERS IN THE REGION OF £215,000**



### Location

COURT OAK ROAD is within walking distance of Harborne Village which offers a host of amenities together with a variety of restaurants and public houses. There is schooling for children of all ages in the area and several well known independent schools are situated in adjoining Edgbaston. Harborne has an excellent range of sporting and recreational amenities including golf clubs, cricket, tennis and hockey along with the new Harborne Swimming and Sports Centre. Birmingham City Centre, the new QE Medical Centre and the Birmingham University are all readily accessible as are the motorway network. Queens park with its excellent walks and recreational facilities is over the road.



### Introduction

195 COURT OAK ROAD is a well maintained end terrace which is ideal for both first time and investment buyers. Benefitting from gas central heating and double glazing the accommodation comprises two reception rooms, kitchen, two bedrooms and bathroom with shower. There are front and rear gardens and rear vehicular access.

### On The Ground Floor

The property is set back beyond a small lawn front garden with inset path with views to Queens Park.

### Front Reception/Living Room

13'9" x 10'7" (4.19m x 3.23m) Having as its focal point a living flame coal effect gas fire inset in feature fireplace with pine mantel, central heating radiator, power points, ceiling light point, laid laminate floor, meter cupboard and double glazed bay window and door to front.



### Inner Hall

With under stairs cloaks cupboard.



### Rear Reception/Dining Room

11'7" x 11'3" (3.53m x 3.43m) Stair case rising off, central heating radiator, laid laminate flooring, power points, ceiling light point, door to kitchen and double glazed window to rear.



### Kitchen

9'3" x 6'0" (2.82m x 1.83m) Having sink unit and drainer, range of base and wall units, single door oven, four ring hob, extractor hood, plumbing for automatic washing machine, double glazed window to side and double glazed back door.



### On The First Floor

A tread stair case leads to the FIRST FLOOR LANDING with central heating radiator.

### Bedroom One (Front)

11'6" x 11'4" (3.51m x 3.45m) Single door wardrobe, central heating radiator, power points, ceiling light points, dado rail and two double glazed windows to front with views to Queens Park.







### **Bedroom Two (Rear)**

11'3" x 8'5" (3.43m x 2.57m) Having central heating radiator, power points, ceiling light point, boiler cupboard housing the gas combi boiler and double glazed window to rear.



### **Fully Tiled Bathroom**

Comprising white suite of panelled bath with hand held shower, separate corner shower cubicle, wash hand basin, low level wc, radiator, spotlighting and double glazed window to rear.



### **Outside**

The property enjoys views to front over Queens Park and is approached beyond a lawn front garden and pathway.

The REAR GARDENS comprise patio, lawn side borders, mature conifer and timber garden shed. There is vehicular access from Whitefield Avenue to the rear and a garage could be erected subject to usual planning approvals.



### **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.

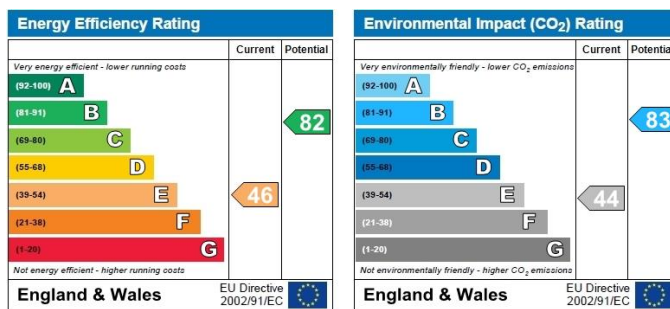
FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

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

**New room**







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".