

50 POOLE CRESCENT, HARBORNE, B17 0PB



A WELL MAINTAINED THREE BEDROOM GAS CENTRALLY HEATED END TERRACE OFFERING AN EXCELLENT OPPORTUNITY TO BOTH INVESTMENT AND FIRST TIME BUYERS AND BENEFITTING FROM A TWO CAR FRONT DRIVE.

EPC BAND RATING E

OFFERS IN THE REGION OF £235,000



Location

POOLE CRESCENT is a popular location within close proximity to the Queen Elizabeth Medical Complex and Birmingham University. In addition Harborne High Street is close at hand with its excellent shopping and restaurant facilities. There are schools for children of all ages and good local transport connections.

Introduction

50 POOLE CRESCENT is a well maintained end terrace which offers an excellent opportunity to both first time and investment buyers. Having a rendered front elevation the gas central heated and double glazed accommodation comprises: reception hall, living room, dining kitchen, three bedrooms and well appointed bathroom with shower. To complement the property is a two car drive and south facing rear gardens.

On The Ground Floor

The property is set back beyond a two car hand laid block set forecourt drive.

Reception Hall

Stair case rising off to the first floor, ceiling light point, cornice, central heating radiator and double glazed front door.

Living Room (Front)

16'9" x 14'5" (5.11m x 4.39m)
Having laid wooden floor, central heating radiator, power points, ceiling light point, cornice, under stairs storage/cloaks cupboard also housing the gas boiler, door to kitchen and double glazed bay window to front.





Dining Kitchen

17'5" x 10'1" (5.31m x 3.07m)

Having stainless steel sink unit with side drainer, range of base and wall units with fitted work top, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, gas cooker point, floor and wall tiling, ceiling light points, cornice, central heating radiator, separate dining area and double glazed window and patio doors to the delightful rear garden.



Dining Area With Patio Doors



On The First Floor

An easy tread stair case leads to the FIRST FLOOR LANDING with access to loft and double glazed window to side.

Bedroom One (Front)

11'8" x 10'5" (3.56m x 3.18m) Power points, ceiling light point, central heating radiator and double glazed window to front.



Bedroom Two (Rear)

13'0" x 9'9" (3.96m x 2.97m) Power points, ceiling light point, central heating radiator and double glazed window to rear.



Bedroom Three (Rear)

10'3" x 7'6" (3.12m x 2.29m) An excellent third bedroom with power points, ceiling light point, central heating radiator and double glazed window to rear.



Fully Tiled Bathroom

Comprising white suite of panelled bath with both electric and hand held showers with glazed shield, vanity wash hand basin, low level wc with concealed cistern, central heating radiator, ceiling spot lighting and opaque double glazed window to side.





Outside

The property is set back beyond a two car hand laid block set forecourt drive.

The particularly sunny south facing REAR GARDENS comprise two tiered patio with inset dwarf wall, laid lawn, mature shrubs, timber garden shed, the whole enjoying a good degree of privacy with open views.



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.







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".