

8 LYNWOOD WALK, HARBORNE, B17 0LS



A WELL MAINTAINED GAS CENTRALLY HEATED AND DOUBLE GLAZED
THREE STOREY THREE BEDROOM MID TERRACE WITH INTEGRAL GARAGE.
EPC BAND RATING D

OFFERS IN THE REGION OF £245,000



Location

LYNWOOD WALK is approached from Cross Farm Road and is ideally situated in this convenient location being close to the Queen Elizabeth Medical Complex together with Birmingham University. Harborne High Street is within easy reach with its excellent shopping, restaurant and cafe facilities. In addition there are good local school and public transport facilities to all surrounding areas.

Introduction

8 LYNWOOD WALK offers an excellent opportunity to both first time and investment buyers. Benefitting from gas central heating and double glazing the accommodation which is set on three storeys comprises: Porch, hall, living room, dining kitchen, three bedrooms, bathroom and separate wc. To complement the property is fore court parking and an enclosed rear garden.

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Enclosed Porch

Central heating radiator, dado rail and double glazed front door.

Reception Hall

Having laminated floor, meter cupboard, cloaks/storage cupboard, central heating radiator, power points, ceiling light point and stair case to the first floor landing.

On The First Floor

FIRST FLOOR LANDING with walk in storage cupboard.

Full Width Living Room

16'7" x 10'11" (5.05m x 3.33m)

Having as its focal point an electric coal effect fire inset in feature fireplace, central heating radiator, power points, two wall light points, cornice, sky light windows to hallway and double glazed window to front.





Living Room



"L" Shaped Dining Kitchen

16'7" x 12'10" (max) (5.05m x 3.91m (max)) Comprising sink unit and drainer, range of base and wall units with contrasting work top, double door oven, four ring hob, extractor, integrated fridge and freezer, integrated washing machine, separate DINING AREA, two ceiling light points, central heating radiator, double glazed windows and door to the rear garden.



On The Second Floor

A further stair case leads to the SECOND FLOOR LANDING with access to loft, central heating radiator, boiler cupboard housing gas boiler and to:

Bedroom One

14'3" x 10'10" (4.34m x 3.30m) Having central heating radiator, power points, ceiling light point, cornice and double glazed window to front.





Bedroom Two

10'7" x 9'5" (3.23m x 2.87m)

Having useful storage recess, central heating radiator, power points, ceiling light point, cornice and double glazed window to rear.



Bedroom Three

10'9" x 6'8" (3.28m x 2.03m)

Having central heating radiator, power points, ceiling light point, dado rail and double glazed window to front.



Fully Tiled Bathroom

Comprising panelled bath with on line shower with glazed shield, wash hand basin,, central heating radiator, ceiling spot lighting and double glazed opaque window to rear



Separate WC

With low level suite, skylight and ceiling light point.



Outside

The property is set back beyond fore court parking. The rear gardens are enclosed comprising lawn, borders, ornamental fish pond, side path way and rear pedestrian gate.



Integral Garage

With door to front.

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.

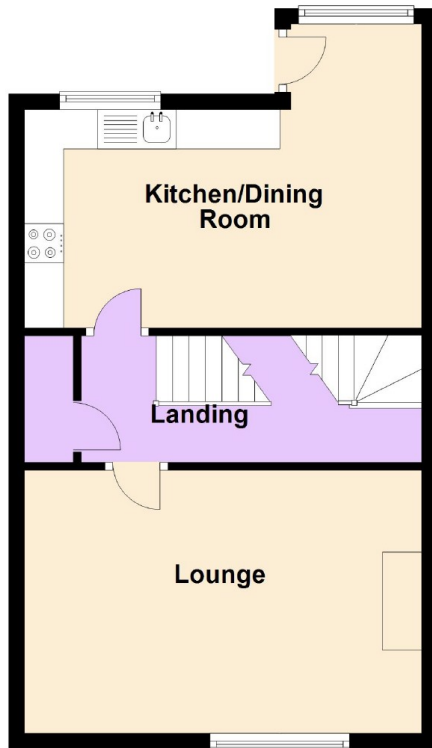






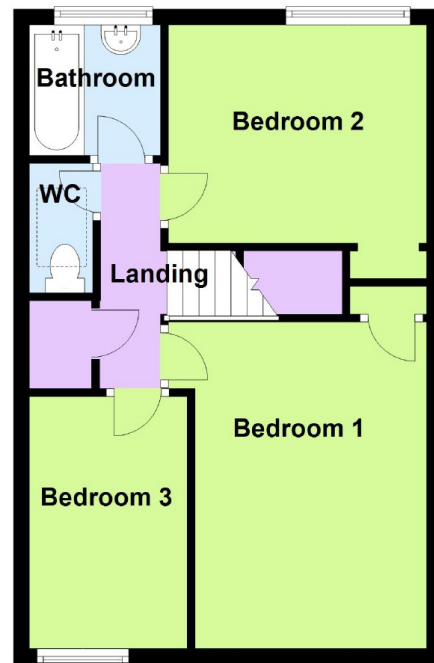
First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



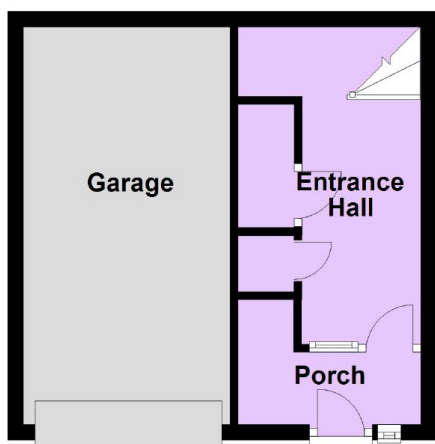
Second Floor

Approx. 40.3 sq. metres (434.2 sq. feet)

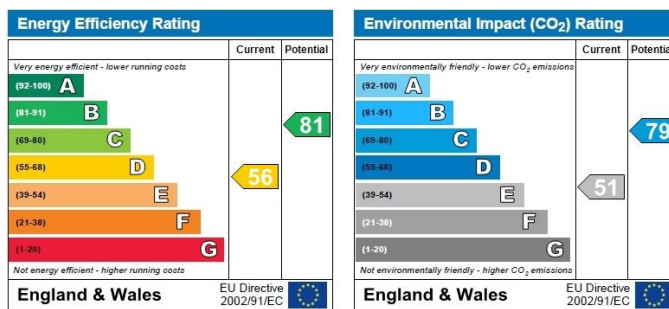


Ground Floor

Approx. 25.6 sq. metres (275.5 sq. feet)



Total area: approx. 107.9 sq. metres (1161.8 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".