

23 BULL STREET, HARBORNE, B17 0HH



A TASTEFULLY PRESENTED CHARMING TRADITIONAL FOUR STOREY
THREE BEDROOM TERRACED RESIDENCE ADJACENT TO HARBORNE HIGH
STREET.
NO CHAIN
EPC BAND RATING E

OFFERS IN THE REGION OF £525,000



Location

BULL STREET is adjacent to Harborne High Street which is readily accessible with its excellent shopping, restaurant and café's including Marks & Spencer Food Hall and Waitrose, whilst there is also easy access to Birmingham City Centre, Birmingham University and the Queen Elizabeth Medical Complex. Public transport is also nearby with a range of buses travelling into the City Centre. The surrounding area offers excellent state and independent schools for boys and girls of all ages, including Harborne Junior & Infants School and The Blue Coat School. Recreational amenities include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Garden and Archery Club.

Introduction

23 BULL STREET has been sympathetically modernised throughout and is in immaculate decorative order and fully merits an internal inspection. The accommodation which is set on four levels comprises converted cellar, lounge, dining room, extended breakfast kitchen with patio doors to the rear garden, whilst at first and second floor are three excellent bedrooms, two well appointed bathrooms and en suite shower.

Benefitting from gas central heating the accommodation comprises:

On The Ground Floor

Set back beyond a small front garden and approached via a shared side passageway, the accommodation comprises.

Reception Hall

Having stair case rising off, ceiling light point, dado rail, double power point and hardwood front door.





Converted Cellar

13'2" x 12'11" (4.01m x 3.94m)

Having central heating radiator, meter cupboard, ceiling spot lighting, useful storage and cellar window to front.



Front Sitting Room

13'9" x 13'7" (4.19m x 4.14m)

Having gas fed multi fuel stove with hearth beneath, built in book shelving with storage cupboards, power points, central heating radiator, three wall light points, cornice and sash style window to front.



Rear Reception/Dining Room

13'5" x 12'11" (4.09m x 3.94m)

Having open fireplace with painted mantel and hearth beneath, central heating radiator with decorative cover, power points, two ceiling light points, access to Breakfast kitchen and sash window.





Breakfast Kitchen

21'8" x 14'7" (6.60m x 4.45m)

Comprising sink unit and drainer with base units beneath, further base and wall units with contrasting work tops, centre peninsula breakfast bar, double door oven, integrated microwave, four ring hob, extractor, plumbing for automatic washing machine, space for fridge/freezer, separate breakfast area with glazed roof, door to side passageway and double glazed patio doors to the rear garden.



Breakfast Area With Patio Doors



On The First Floor

A tread stair case leads to the FIRST FLOOR LANDING.

Bedroom One

16'1" x 13'5" (4.90m x 4.09m)

Having column central heating radiator, power points, ceiling light point, original fireplace with pine mantel, two built in double door wardrobes, cornice and double glazed sash style window to front.





En Suite Shower

Having corner shower cubicle with rain head, low level wc, wash hand basin, wall tiling, central heating radiator and "Xplaire".



Bedroom Two

13'4" x 11'2" (4.06m x 3.40m) Two double door wardrobes, power points, ceiling light point and double glazed sash style window to rear.



Fully Tiled Bathroom

Having panelled bath with hand held shower, low level wc, wash hand basin, bidet, ceiling spot lighting, heated chrome radiator, cornice, "Xplaire" and double glazed window to rear.



On The Second Floor

A second stair case leads to:



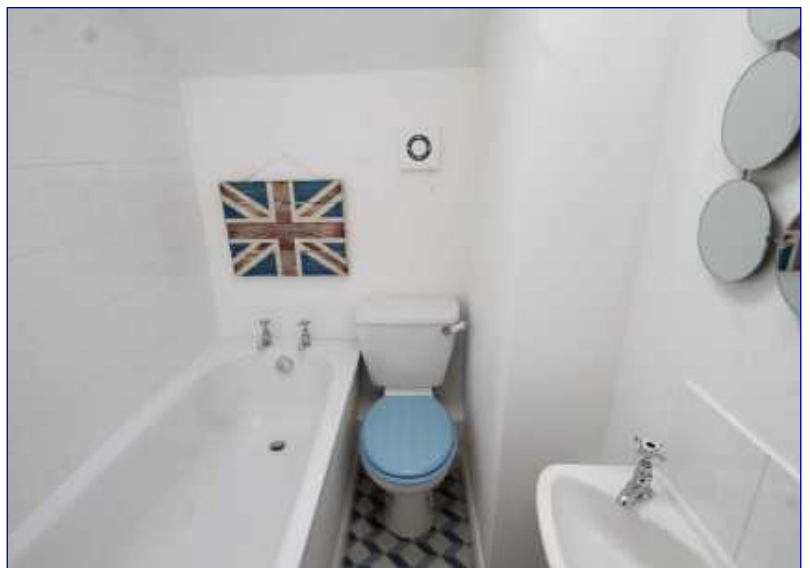
Bedroom Three

16'0" x 15'7" (4.88m x 4.75m)
Having central heating radiator,
power points, two ceiling light
points, velux sky lights to front and
rear.



Bathroom

Panelled bath with shower, low
level wc, wash hand basin,
"Xpelair" and velux sky light.



Outside

The property is set back beyond a
small front garden and approached
via a shared side passageway.

The delightful rear gardens are
easily maintained and comprise
block set patio, ornamental fish
pond, mature shrubs and trees,
garden shed, the whole enjoying a
high degree of privacy.





Rear 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.

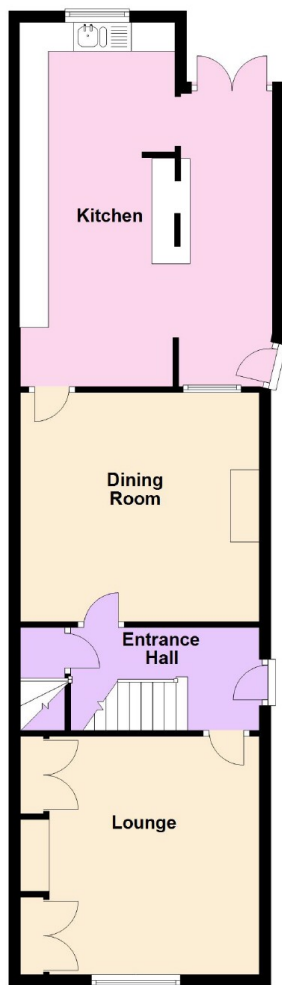
FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1



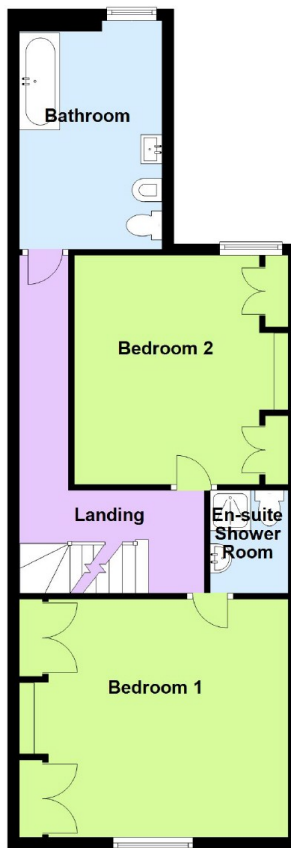
Ground Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



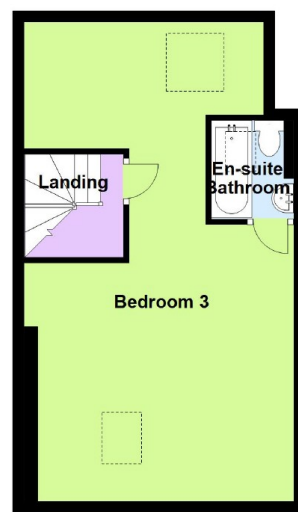
First Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



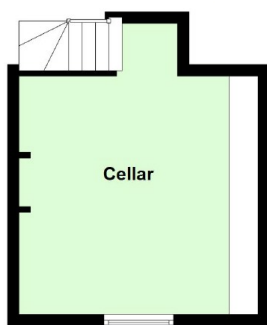
Second Floor

Approx. 37.6 sq. metres (404.9 sq. feet)

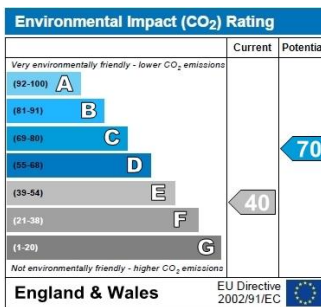
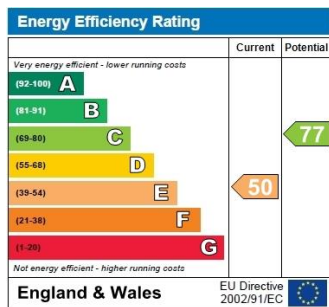


Basement

Approx. 18.0 sq. metres (193.5 sq. feet)



Total area: approx. 179.6 sq. metres (1933.4 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".