

33 QUEENS PARK ROAD, HARBORNE, B32 2LB



A BEAUTIFULLY MAINTAINED AND EXTENDED THREE BEDROOMED SEMI-DETACHED RESIDENCE WITH VIEWS TO QUEENS PARK. THERE IS POTENTIAL TO EXTEND THE PROPERTY TO THE REAR TOGETHER WITH A LOFT CONVERSION FOR A FOURTH BEDROOM.
EPC BAND RATING D

OFFERS IN THE REGION OF £375,000



Location

QUEENS PARK ROAD Is a delightful and sought after location with views to Queens Park itself with its excellent recreational facilities. In addition Harborne high Street is readily accessible with its excellent shopping, cafe and restaurant facilities and the Queen Elizabeth Medical Complex and Birmingham University are close at hand.

Description

33 QUEENS PARK ROAD is a beautifully maintained gas centrally heated semi detached residence with views to front elevation over Queens Park and is approached beyond a lawned fore garden and tarmacadam drive. The

accommodation comprises front sitting/dining room, rear living room with feature fireplace, kitchen, utility and downstairs cloaks/wet room. At first floor level are three bedrooms and a well appointed

bathroom. To complement the property is a delightful mature and private rear garden, also leading down to a detached rear garage.

Fully meriting an internal inspection the accommodation comprises in more detail:

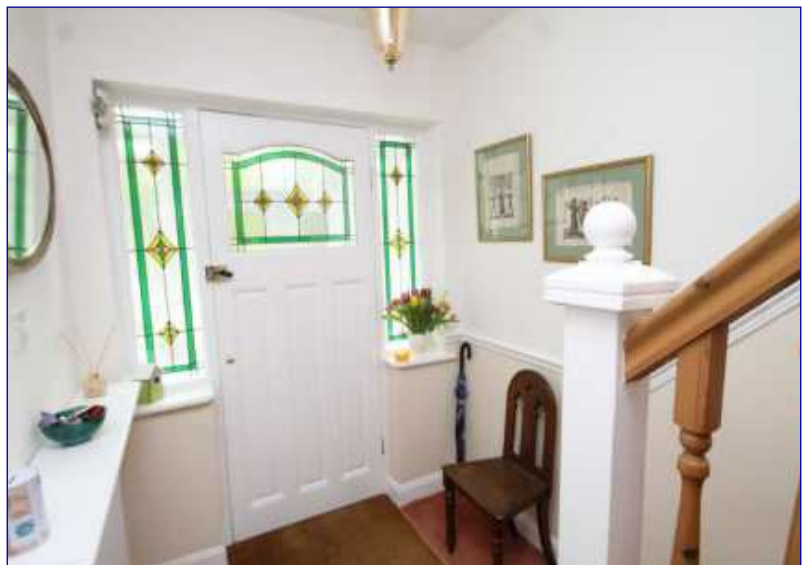
On the ground floor

Fully Enclosed Porch

With double glazed front door.

Reception Hall

Having dado rail, central heating radiator, understairs storage, staircase rising off, hardwood inner front door with stained glass leaded light windows with matching panels to side.





Front Reception/Dining Room

13'1" x 10'10" (3.99m x 3.30m)

Having central heating radiator, power points, ceiling light point, cornice, double glazed bay window to front elevation with views to Queens Park.



Rear Reception/Living Room

14'7" x 10'4" (4.45m x 3.15m)

Having as its focal point gas living coal effect fire inset in feature fireplace with hearth beneath, two central heating radiators, several power points, ceiling light point, cornice and leaded light double glazed bay window and 'French' door to the rear garden.



Kitchen

8'6" x 7'0" (2.59m x 2.13m) Having sink unit and drainer with base units beneath, further base and drawer units with contrasting work surface, open shelving and wall units, gas cooker point, central heating radiator, ceiling spot lights, double glazed picture window to rear.



Extended Utility

13'4" x 4'6" (4.06m x 1.37m) Having sink unit and drainer with double door wall units, plumbing for automatic washing machine and dish washer, space for tumble dryer, wall mounted gas boiler, 'Xpelair', 'velux' skylights, spot lighting, double



glazed back door and central heating radiator.

Part Tiled Wet Room

Having walk in shower, low level WC., wash hand basin, 'velux', spot lighting, double glazed window to front.



On the first floor

A tread staircase leads to the first floor landing with double glazed window to side, access to loft and to:



Bedroom One

13'11" x 9'9" (4.24m x 2.97m)
Having two double door wardrobes, central heating radiator, power points, ceiling light point, double glazed bay window to front.





Bedroom Two

14'8" x 10'7" (4.47m x 3.23m)

Having double door wardrobe, central heating radiator, ceiling light point, leaded light double glazed windows to rear.



Bedroom Three

7'10" x 7'1" (2.39m x 2.16m)

Having central heating radiator, ceiling light point, leaded light double glazed picture window to rear.



Part Tiled Bathroom

Comprising panelled bath with on-line shower, WC, wash hand basin, space saver heated chromed towel rail, cupboard, opaque double glazed window to front.



Outside



Rear Garden

Comprise laid patio, lawn, established shrub and flowering borders, mature trees, inset pathway and raised trellising. The whole enjoying a high degree of privacy.



Rear Elevation & Garden

The delightful rear garden showing the rear elevation of the house.



Detached Garage

Situated at the rear of the garden and approached via side access.
The property is set back beyond a lawned fore garden and tarmacadam drive.

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.





Ground Floor

Approx. 40.7 sq. metres (324.3 sq. feet)

First Floor

Approx. 48.6 sq. metres (436.5 sq. feet)



Total area: approx. 89.3 sq. metres (960.8 sq. feet)

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		63	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		57	81
		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".