

28 HIGH BROW, HARBORNE, B17 9EN



A PARTICULARLY SPACIOUS EXTENDED THREE BEDROOM MID TERRACE
SITUATED ON THE HIGHLY SOUGHT AFTER MOOR POOL ESTATE.
EPC BAND RATING TBC

OFFERS IN THE REGION OF £520,000



Location

HIGH BROW is situated on the sought after Moor Pool Estate situated adjacent to Harborne Village which boasts an excellent High Street with a range of excellent shopping, cafés and restaurants. In addition Birmingham City Centre is readily accessible as is the Queen Elizabeth Medical Complex and Birmingham University.

Introduction

28 HIGH BROW is a well maintained and much improved traditional three bedroomed terraced residence which benefits from double glazing and gas central heating. Set back beyond a neat front garden the property sits in an elevated position.

At ground floor level is a spacious reception hall with cloaks/wc, living room , separate dining room, extended breakfast kitchen with bi fold patio doors. At first floor level there are three good bedrooms, en suite shower and well appointed bathroom.

To complement the property is the delightful enclosed rear garden.

On The Ground Floor

Set back beyond a neat front garden the accommodation comprises in more detail.

Reception Hall

Having laid laminate flooring, meter cupboard, under stairs storage, column central heating radiator, stair case to the FIRST FLOOR LANDING and double glazed front door and window.



Front Reception/Living Room

15'10" x 12'2" (4.83m x 3.71m) Having as its focal point a living flame coal effect gas fire inset in feature fireplace with hearth beneath, central heating radiator, power points, dado rail, ceiling light point with rose, cornice and multi paned double glazed window to front.





Rear Reception/Dining Room

12'1" x 11'6" (3.68m x 3.51m) Feature fireplace, built in storage cupboards, central heating radiator, laid laminate floor, dado rail, power points, ceiling light point and full height double glazed patio doors to the REAR GARDEN.



Guest Cloakroom

Having low level wc, wash hand basin, ceiling spot lighting, central heating radiator and "xpelair".

Extended Breakfast Kitchen

18'7" x 11'3" (5.66m x 3.43m) Belfast style sink, range of base and wall units, hardwood block work tops, centre peninsula breakfast bar, gas cooker point, stainless steel extractor hood, space for fridge/freezer, part vaulted ceiling with "velux" windows and spot lighting, multi paned double glazed window to rear and bi fold patio doors to side.



Breakfast Bar and Bi Fold Doors



On The First Floor

A tread stair case leads to the FIRST FLOOR LANDING with access to LOFT.



Bedroom One

15'10" x 12'4" (4.83m x 3.76m) Having central heating radiator, power points, ceiling light point, picture rail and multi paned double glazed window to front.



En Suite

Having enclosed shower cubicle with electric shower, wash hand basin and cupboard housing gas boiler.

Bedroom Two

12'7" x 12'2" (3.84m x 3.71m) Having central heating radiator, power points, ceiling light point and multi paned double glazed window to rear.



View From First Floor





Bedroom Three

11'0" x 8'6" (3.35m x 2.59m) Having central heating radiator, power points, ceiling light point, picture rail and multi paned double glazed window to rear.



Newly Appointed Bathroom

Comprising panelled bath with on line mixer shower and glazed shield, mono bloc wash hand basin, low level wc, airing cupboard, heated towel rail and opaque double glazed window to front.



Outside

The property is set back beyond a neat front garden and pathway.





Rear Gardens

The enclosed REAR GARDENS which enjoy a high degree of privacy comprise patio leading to raised lawn, rockery, established shrub and flower borders, timber garden shed and rear gate.



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".

