

**3 CRICKETERS GROVE, OFF KNIGHTLOW
ROAD, HARBORNE, B17 8BF**



**3 CRICKETERS GROVE IS A BRAND NEW REDROW TWO BEDROOM MID
TERRACE KNOWN AS THE "TAVY" AND BENEFITS FROM A TEN YEAR NHBC
GUARANTEE.
EPC BAND RATING B**

OFFERS IN THE REGION OF £349,000



Draft Sales Particulars

These are draft sales particulars and have not been verified by the vendor. They are subject to alteration.

LOCATION

CRICKETERS GROVE is an exclusive cul de sac approached from Knightlow Road which itself is in close proximity to Harborne High Street with its excellent shopping and restaurant facilities. The Queen Elizabeth Medical complex and Birmingham University are readily accessible and there are excellent schools for children of all ages.

DESCRIPTION

3 CRICKETERS GROVE is a brand new Redrow two bedroom mid terrace known as the "Tavy" and benefits from a ten year NHBC guarantee. Benefitting from gas central heating and double glazing the pristine accommodation comprises: Canopy porch, reception hall, guests cloaks/wc, fitted kitchen and full width living rear room. At first level are two double bedrooms and bathroom with shower. Outside is allocated parking and enclosed rear garden.

ON THE GROUND FLOOR

Reception hall

Laid laminate floor, staircase rising off, central heating radiator, ceiling light point, thermostat central heating radiator control, composite double glazed front door and under stairs storage.





Guest Cloakroom

Low level WC, wash hand basin, ceiling light point, 'Xpelair' as fitted.



Full Width Lounge

15'2" x 14'1" (4.62m x 4.29m)

Double glazed picture window and 'French' door to the rear garden, several power points, two ceiling light points, TV aerial point, central heating radiator, fitted carpets,



Kitchen

8'9" x 8'3" (2.67m x 2.51m) Double glazed window to front, sunken sink unit with side drainer, fitted in a range of base and wall units with quartz work surface, double door 'AEG' oven, matching four ring gas hob with extractor hood and splashback, integrated fridge/freezer.



ON THE FIRST FLOOR

A tread staircase leads to the first floor landing with large walk-in storage cupboard, central heating radiator, access to loft.



Bedroom One

15'1" x 9'4" (4.60m x 2.84m) Built-in mirrored door wardrobes, central heating radiator, power points, ceiling light point, two double glazed windows to rear.



Bedroom Two

15'6" x 8'4" (4.72m x 2.54m) Double glazed window to front, central heating radiator, power points, ceiling light point.



Part-Tiled Bathroom

Comprising panelled bath with on-line shower and glazed shield, wash hand basin, WC., boiler cupboard housing the gas boiler, opaque double glazed window to front.



Outside

The property has two allocated car parking spaces. Fore and enclosed rear gardens.

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

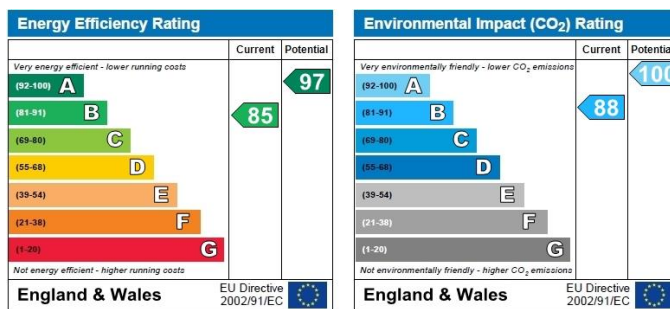
TENURE: The agents are advised that the property is Freehold.

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.







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".