

72 SERPENTINE ROAD, HARBORNE, B17 9RE



AN IMMACULATELY MAINTAINED AND MUCH IMPROVED FOUR
BEDROOMED END TERRACE SITUATED IN THIS SOUGHT AFTER LOCATION
AND BENEFITING FROM A NEWLY LAID TWO CAR BLOCK SET FRONT
DRIVE.

EPC RATING BAND D

OFFERS OVER £670,000



Location

SERPENTINE ROAD is a highly desirable and sought after location yet within close proximity to Harborne High Street with its excellent shopping, cafe and restaurant facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are readily accessible as is Birmingham City Centre. Station Road Primary School with its outstanding Ofsted results is within close proximity and there are excellent public transport facilities.

Introduction

72 SERPENTINE ROAD is an immaculately maintained and much improved traditional end terrace. The gas centrally heated and double glazed accommodation comprises: Enclosed porch, reception hall, cloaks/wc, two reception rooms and magnificent bespoke fitted breakfast kitchen with appliances. At first floor there are four bedrooms, bathroom, en suite shower and fully boarded loft. To complement the property is a newly laid two car drive, large rear gardens and converted basement/cellar.

On The Ground Floor

Set back behind a newly laid two car block set drive with side wrought iron railings, the accommodation comprises in more detail.

Enclosed Porch

With hardwood front door.

Reception Hall

Having minton tile floor, ceiling light point, stair case to the FIRST FLOOR LANDING, cornice and inner front door.

Guests Cloakroom

Low level wc, wash hand basin, minton tiled floor, ceiling light point, wall tiling and double glazed window.



Front Reception/Living Room

14'5" x 12'3" (4.39m x 3.73m) Feature fireplace with gas fire and marble mantel and granite hearth, central heating radiator, tailor made in built storage units, power points, ceiling light point, plaster ceiling rose and double glazed sash window to front with fitted shutters.





Rear Reception/Dining Room

12'11" x 12'10" (3.94m x 3.91m) Feature fireplace with gas fire, central heating radiator, power points, ceiling light point, wall light point, cornice, ceiling plaster rose, double glazed window to rear, double doors through to BREAKFAST KITCHEN and door to BASEMENT/CELLAR.



Extended Breakfast Kitchen

22'4" x 15'0" (max) (6.81m x 4.57m (max)) Magnificent bespoke kitchen with inset one and half bowl sink unit, comprehensive range of base and wall units, contrasting granite work surface, five ring gas hob, two built in ovens with further steam oven, warming trays, microwave, dishwasher, fridge/freezer, centre peninsular breakfast bar, ceiling spot lighting, tiled floor, under floor heating, boiler cupboard housing "valiant" gas boiler and hot water cylinder, cornice and double doors to the rear garden.



Centre Peninsular Unit



Cellar/Basement

Having sink unit with base unit beneath, plumbing for washing machine, space for tumble dryer, ceiling spot lighting, central heating radiator and door to front.

On The First Floor



A tread stair case leads to the FIRST FLOOR landing with access to the fully boarded LOFT with pull down ladder.

Bedroom One

13'5" x 12'8" (4.09m x 3.86m) Having two central heating radiators, power points, ceiling spot lighting, three double glazed windows and raised ceiling with "velux" skylights.



En Suite Shower

Enclosed shower cubicle, vanity wash hand basin, low level wc with concealed cistern, ceiling spot lighting, wall tiling, and opaque double glazed window.



Bedroom Two

13'2" x 11'9" (4.01m x 3.58m) Original feature fireplace, central heating radiator, power points and double glazed window to front.





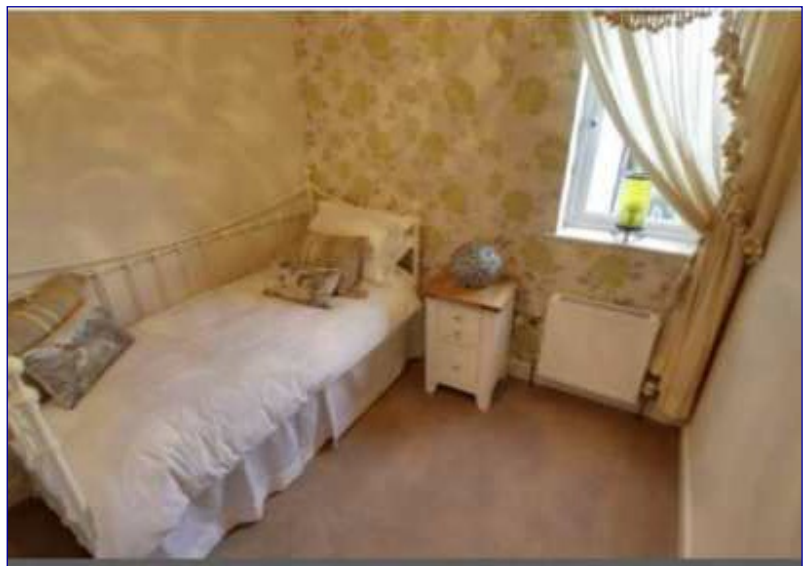
Bedroom Three

13'0" x 9'11" (3.96m x 3.02m) Central heating radiator, power points and double glazed window to rear.



Bedroom Four

9'5" x 8'5" (2.87m x 2.57m) Central heating radiator, power points and double glazed window to rear.



Bathroom

Comprising "jacuzzi" bath with shower over and shield, vanity wash hand basin, low level wc, wall mounted mirror with sensitive touch, heated towel rail, ceiling spot lighting, wall tiling and opaque double glazed window.



Boarded Loft

Fully boarded loft with pull down loft ladder, ceiling light point and "velux" skylight



Outside

The property is set back behind a newly laid two car hand laid block set front drive with wrought iron railings to side.

The large REAR GARDENS comprise patio, laid lawn, established flowering and shrub borders, side courtyard



Rear Elevation And Lawn



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













Floorplan 1



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		60	77
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		51	71
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".