

13 EARLS COURT ROAD, HARBORNE, B17 9AH



**A TRADITIONAL TWO BEDROOM TERRACE RESIDENCE IN NEED OF
MODERNISATION YET OFFERING IMMENSE POTENTIAL FOR
IMPROVEMENT.
EPC BAND RATING TBC**

OFFERS IN THE REGION OF £230,000



New room

Location

EARLS COURT ROAD is a particularly sought after location which is approached from Court Oak Road which itself give access to the excellent recreational facilities of Queens Park. In addition Harborne High Street is readily accessible with its excellent shopping, restaurants and café facilities. The Queen Elizabeth Medical Complex and Birmingham University are close at hand. There are excellent public transport facilities and schools for children of all ages.

Introduction

13 EARLS COURT ROAD is in need of general modernisation throughout. The gas centrally heated accommodation comprises at ground floor level enclosed porch, two reception rooms, kitchen and bathroom. At first floor there are two double bedrooms and en suite bathroom. To the rear is an enclosed garden.

On The Ground Floor

Set back behind a gated front garden and pathway.

Enclosed Porch

With double doors to front.

Front Reception/Living Room

14'2" (in to bay) x 11'10" (4.32m (in to bay) x 3.61m) Wall mounted gas fire inset in feature fireplace, central heating radiator, power points, picture rail, ceiling rose and bay window to front.

Inner Hall

With under stairs cloaks/storage cupboard.

Rear Reception/Dining Room

12'7" x 11'9" (3.84m x 3.58m) Wall mounted gas fire, central heating radiator, power points, ceiling light point, door to KITCHEN, stairs to the FIRST FLOOR and double glazed window to rear

Kitchen

12'4" x 5'11" (3.76m x 1.80m) Sink unit and drainer, range of base and wall units, central heating radiator, space for fridge/freezer, gas cooker point, wall mounted gas boiler and window to side.

Rear Lobby

With door to side and downstairs bathroom

Downstairs Bathroom

Having panelled bath with shower over, wash hand basin, low level wc, central heating radiator, fan heater, wall tiling and window to side.

On The First Floor

A tread stair case leads to the FIRST FLOOR LANDING.

Bedroom One

11'11" x 11'11" (3.63m x 3.63m) Single door wardrobe, central heating radiator, power points, ceiling light and two picture window to front.

Bedroom Two

12'5" 11'9" (3.78m 3.58m) Original fire place, central heating radiator, power points, ceiling light point, double glazed window to rear and access to:

En Suite Bathroom

Panelled bath, wash hand basin, low level wc, central heating radiator, AIRING CUPBOARD and window to rear.

Outside

The property is set back behind a small front garden with gate.

The REAR GARDENS comprise side courtyard, patio, lawn, borders and side 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 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".

