

## 7 PARK EDGE, HARBORNE, B17 9ER



A TWO BEDROOM FREEHOLD MID TERRACED RESIDENCE OVERLOOKING  
THE DELIGHTFUL MOOR POOL AND BOWLING GREEN.  
EPC BAND RATING D

**OFFERS IN THE REGION OF £385,000**



### **Location**

PARK EDGE is a sought after location within the ever popular Moor Pool Estate and is approached from either Ravenhurst Road or The Circle. This tranquil setting with views to the Moor Pool is a most convenient location and within easy reach of Harborne High Street with its excellent shopping, café and restaurant facilities together with easy access to the Queen Elizabeth Medical Complex, Birmingham University and the City Centre.

### **Introduction**

7 PARK EDGE is a traditional gas centrally heated and double glazed mid terrace overlooking the Moor Pool. The accommodation comprises reception hall, front living room, dining kitchen, downstairs wc whilst at first floor level there are two double bedrooms and bathroom with shower. To the rear is an enclosed garden.

### **On The Ground Floor**

Set back in an elevated location behind a small front garden and step pathway.

### **Reception Hall**

Having stair case rising to the FIRST FLOOR LANDING, meter cupboard and double glazed front door.

### **Front Reception/Living Room**

14'6" x 12'3" (4.42m x 3.73m) Having central heating radiator, power points, ceiling light point with plaster rose, book shelving and double glazed multi paned window to front.



### **Rear Dining Kitchen**

18'4" x 16'2" (5.59m x 4.93m) Belfast style sink and drainer, base and wall units with fitted work top, extractor hood, plumbing for dishwasher, walk in PANTRY, central heating radiator, separate dining area and double glazed windows to rear.



### **Rear Looby**

Double glazed door to rear.

### **Cloaks**

High level wc.





### **On The First Floor**

A tread stair case leads leads to the FIRST FLOOR LANDING with sky light.

### **Bedroom One**

14'8" x 12'2" (4.47m x 3.71m) Having central heating radiator, power points, ceiling light point, picture rail and multi paned double glazed window to front.

### **Bedroom Two**

12'22 x 8'11" (4.22m x 2.72m) Having central heating radiator, power points, ceiling light point and double glazed window to rear.

### **Bathroom**

Panelled bath with hand held shower with shield, wash hand basin, low level wc, AIRING CUPBOARD, shaver socket, radiator and double glazed window to rear.



### **Outside**

The property is set back behind a small front garden with step pathway and enjoys views over the Moor Pool.

The REAR GARDENS comprise lawn, side pathway, patio, rockery, borders 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.

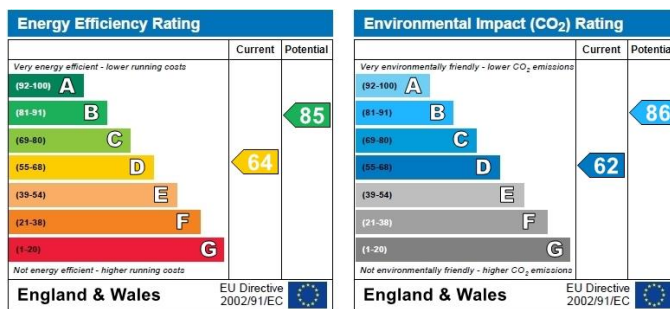
**VIEWING:** Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.











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".