

27 CLARENCE ROAD, HARBORNE, B17 9LA



A WELL MAINTAINED GAS CENTRALLY HEATED THREE STOREY THREE BEDROOMED MID TERRACED RESIDENCE SITUATED ADJACENT TO HARBORNE HIGH STREET. VIEWING HIGHLY RECOMMENDED.
EPC BAND RATING E

OFFERS IN THE REGION OF £395,000

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Location

CLARENCE ROAD is a sought after and desirable location within close proximity to Harborne High Street with its excellent shopping, restaurant and café facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are close at hand and there is excellent transport facilities to Birmingham City Centre. Furthermore there are schools for children of all ages including the excellent Harborne Primary and Infant.

Introduction

27 CLARENCE ROAD is a particularly spacious three storey terrace residence that benefits from gas central heating. Set back behind a gated front garden the accommodation comprises front sitting room, dining room, kitchen and cellar. At first and second floor level there are three bedrooms and bathroom. To complement the property is a delightful rear garden.

On The Ground Floor

Set back behind a gated front garden the accommodation comprises.



Front Sitting Room

12'10" x 11'4" (3.91m x 3.45m) With a timber fireplace with gas fire on tiled hearth, coving to ceiling, ceiling rose, fitted storage unit, window to front elevation with plantation blinds and arch to;



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Rear Dining Room

12'10" x 12'0" (3.91m x 3.66m) With double central heating radiator, under stairs cupboard, double glazed sash window to the rear, stairs rising to the first floor and door to;



Cellar

A concealed access leads down to the cellar with central heating radiator, wood panelled walls, cellar window to front and useful storage.



Fitted Kitchen

22'5" x 6'0" (6.83m x 1.83m) With a range of modern eye and base level units with work-surface over incorporating integrated single drainer sink, five ring gas hob, integrated double oven, plumbing for appliances, tiled splashbacks, tiled floor, feature wall mounted central heating radiator, two double glazed windows to the side and double glazed french doors to the rear.



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Fitted Kitchen



On The First Floor

With built-in storage cupboard, stairs rising to the first floor and doors off to;

Bedroom One

13'0" x 11'4" (3.96m x 3.45m) With central heating radiator, built-in storage wardrobe, picture rail, feature ceiling rose and double glazed sash windows with plantation blinds to the front.



Bedroom Two

12'0" x 6'5" (3.66m x 1.96m) With central heating radiator, coving to ceiling and double glazed sash window with plantation blinds to the rear.



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Part Tiled Bathroom

With a modern suite comprising bath with built-in rainfall shower over, rectangular wash hand basin with storage under, low flush w.c., part tiled walls, tiled floor, heated towel rail and frosted double glazed windows to the side and rear.



On The Second Floor

With door to;

Bedroom Three

11'9" x 9'5" (3.58m x 2.87m) With door to eaves storage, central heating radiator and double glazed skylight to the rear.



Outside

Having a gravel and brick paved frontage to the fore.



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Outside

Having a gravel and brick paved frontage to the fore.

Rear garden having a split-level paved patio with steps down to a lawned garden beyond with shrub borders and good sized timber shed.



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

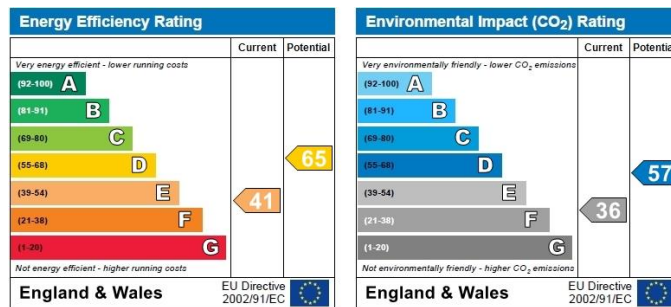
WATER AUTHORITY: Severn Trent Water - 0345 500500

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.

New room



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".