

GROUND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



James *Laurence* TM
Sales and Lettings

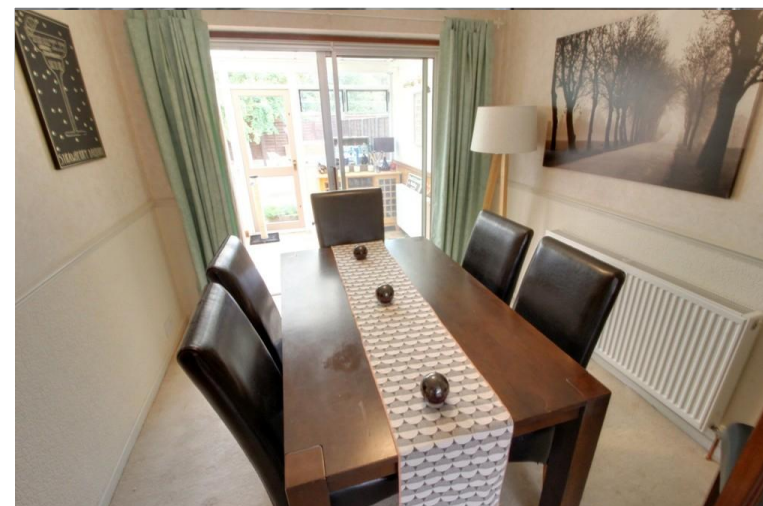
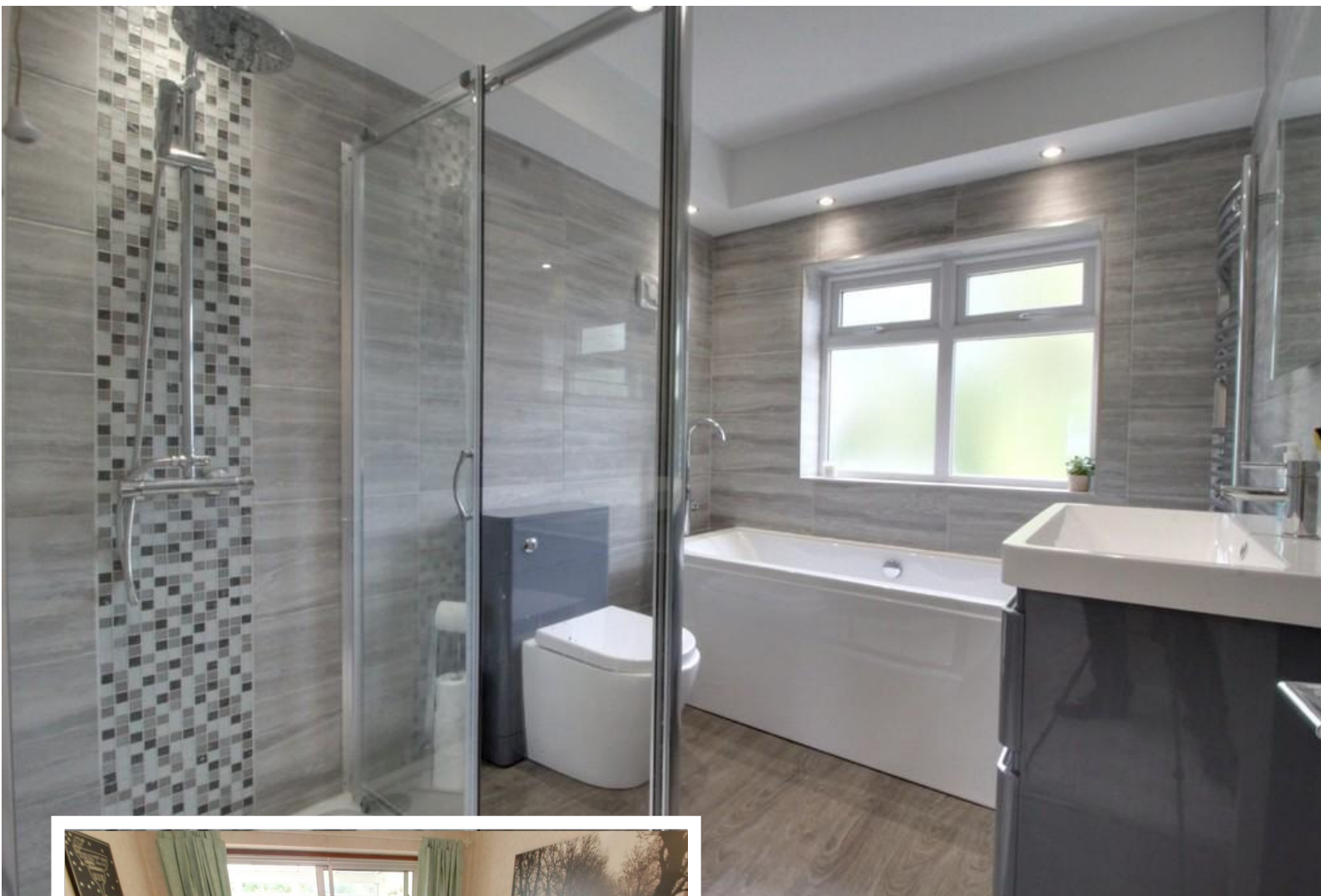
Denise Drive
Harborne, B17 0BN

- Three bedrooms
- Semi detached house
- Spacious driveway
- Contemporary bathroom

Asking Price Of £319,950



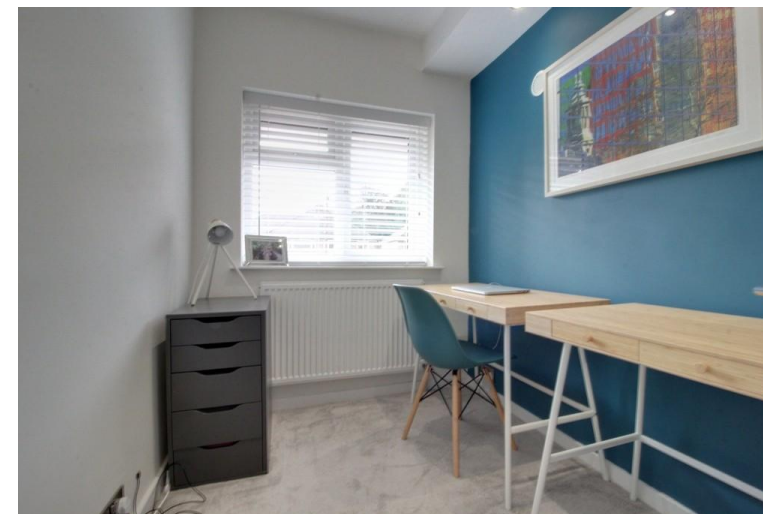
27, Denise Drive, Harborne, B17 0BN



Property Description

A fantastic three bedroom semi detached home offering convenience and ideal family home.

The property has been modernised to a good standard by current vendors with ground floor accommodation including front facing living room opening in to dining room, kitchen-complete with recently installed 'Worcester' boiler and integrated appliances of hob, electric four ring hob and fridge, WC and sun room spanning the house to the rear. Upstairs offers well proportioned bedrooms with a stunning contemporary bathroom-offering separate shower and bath with general features of gas central heating and double glazing (both where specified). Externally there is a spacious front driveway offering all important off road parking, with a private and maintainable rear garden, which is accessed from both sun room and front gate.



Denise Drive is an intimate cul des sac location is located off Harborne Park road, a much sought after Harborne location as a short walk away is Harborne High Street with a plethora of shops, boutiques, independent restaurants/bars and amenities. Excellent road and transport links are within a few minutes walk- to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute, making this also particularly appealing to buy to let landlords in what is a very buoyant rental market.

Leisure facilities are provided with Harborne's parks and Fitness centre/swimming baths, not to mention the city's first 50m swimming pool at the recently completed Birmingham University complex plus Harborne golf club. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention centres such as the ICC and Symphony Hall, facilities to be proud off.