

HADLEIGH

PROPERTY . PERSONALLY

13 NURSERY ROAD, EDGBASTON, B15 3JX



A HIGHLY CHARACTERFUL TWO BEDROOM MID-TERRACE, WITH WORCESTER BOSCH CENTRAL HEATING, IN A SUPERB LOCATION FOR HARBORNE HIGH STREET. A TRULY UNIQUE OPPORTUNITY FOR PURCHASERS TO PUT THEIR OWN STAMP ON THIS HOME TEEMING WITH ORIGINAL FEATURES WHICH HAS OTHERWISE BEEN FULLY MODERNISED.

OFFERS IN THE REGION OF £284,000

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Location

NURSERY ROAD is positioned perfectly for the bustling Harborne High Street with all its fantastic amenities in easy walking distance. Ideally placed for both QEH and Birmingham University. Transport links are also in abundance for those commuting into the City Centre with regular train/bus services direct throughout the day as well as access to the extensive motorway network around Birmingham. The location provides access to a plethora of highly regarded primary and secondary schools, such as Edgbaston High School For Girls; The Blue Coat School; King Edward VII School and Harborne Primary, all of which are extremely sought after.

Introduction

13 NURSERY ROAD is a traditional family home, situated just off Harborne High Street. Occupying a slightly elevated position and set back from the road with an original brick boundary wall with steps leading to a neat front garden with small box hedgerow. Inside briefly comprises of; front reception room, inner hallway with large, integrated guest cloaks cupboard, rear reception room, downstairs guest toilet, kitchen and access to garden from the ground floor. To the first floor there are two double bedrooms and family bathroom. To the rear of the property is a small path giving access to the generous but easy to maintain, lawned garden beyond mature garden with lawn and fruit trees

First Reception

12'11" max X 11'x10" max (3.94m max X 3.35m max) Double-glazed window to front elevation, part-glazed wooden door to front with window above, original fireplace surround/skirting/doors, radiator, dado rail, ceiling light point and meter cupboard.



Inner Hall

Understairs storage and cloaks cupboard

Second Reception

12'11" max X 9'11" max (3.94m max X 3.02m max) Double-glazed window to rear elevation, original door/skirting, radiator, dado rail, ceiling lightpoint, stairs rising to first floor accommodation and original door to rear lobby



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Guest Cloakroom

Original sash window to side elevation, original door/skirting, low level WC, wash hand-basin and air vent



Kitchen

15'11" max X 7'10" max (4.85m max X 2.39m max) Two double-glazed windows to side elevation, original door/skirting, a range of base units with contrasting work surfaces and wall units. Stainless steel sink with drainer, tiled splashback, integrated single door oven with gas hob, cooker hood, freestanding fridge, gas-fired wall-mounted boiler, radiator and double-glazed door to side.



First Floor Accommodation

Stairs with original door rising from second reception room to first floor landing with loft hatch and radiator

Bedroom One

12'11" max X 11" max (3.94m max X 0.28m max) Double-glazed window to front elevation, original door/fireplace surround/skirting radiator, large, original, built-in clothes cupboard, ceiling light point.



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Bedroom Two

10' max X 9'5" max (0.25m max X 2.87m max)
Double glazed window to rear elevation,
original door, beautiful original fireplace/
surround/skirting, radiator, ceiling light point
and shelving.



Family Bathroom

Double-glazed window to rear elevation,
original door, beautiful original fireplace/
surround/skirting, panelled bath with shower
attachment and tiled splashback, low level wc,
storage cupboard, wash hand basin and radiator



Outside

Access from the double-glazed door in kitchen
to side terrace with original stone tiles and gate
leading to



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Rear Garden

Mature garden with lawn, fruit trees, shrubs and pathway to side.



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



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			
EU Directive 2002/91/EC			
		69	88

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			
EU Directive 2002/91/EC			
		66	87

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".