

**51 HAMPTON COURT ROAD, HARBORNE,
B17 9AF**



**A TRADITIONAL MID TERRACE PROPERTY SET WITHIN THIS EXCELLENT
LOCATION. BENEFITING FROM TWO RECEPTION ROOMS, TWO BEDROOMS,
UPSTAIRS BATHROOM AND BEAUTIFUL GARDEN
EPC RATING E**

OFFERS IN THE REGION OF £249,950

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Location

HAMPTON COURT ROAD is within walking distance of Harborne Village which offers a host of amenities together with a variety of restaurants and public houses. There is schooling for children of all ages in the area and several well known independent schools are situated in adjoining Edgbaston. Harborne has an excellent range of sporting and recreational amenities including golf clubs, cricket, tennis and hockey along with the new Harborne Swimming and Sports Centre. Birmingham City Centre, the new QE Medical Centre and the University of Birmingham are all readily accessible, as is the motorway network. Queens Park with its excellent walks and recreational facilities are within walking distance

Introduction

HAMPTON COURT ROAD is a traditional terrace home set in a residential area of Harborne benefiting from front and rear reception rooms, two bedrooms, upstairs bathroom, fitted kitchen and rear garden all of which is in excellent decorative order.

Front Reception

13'0" (into bay) X 10'10" (3.96m (into bay) X 3.30m) Double glazed bay window to front elevation, feature cast iron fireplace with ornate tiled inset and hearth beneath, polished pine floorboards, coved cornice, central heating radiator and fitted shelving



Lobby

Fitted shelving, understairs cloaks cupboard and doors to

Rear Reception

12'2" X 11'8" (3.71m X 3.56m) Glazed sash window to rear elevation, polished pine floorboards, feature cast iron fireplace with tiled inset and hearth beneath, picture rail, stairs rising to first floor accommodation and door into



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Kitchen

11'5" X 6'0" (3.48m X 1.83m) Glazed sash window to side elevation, fitted kitchen with wall and base units, contrasting work surfaces, four ring gas hob, single door oven, Belfast sink, integrated fridge freezer, plumbing for washing machine, wall mounted gas boiler, central heating radiator, original tiled flooring and spotlights



First Floor Accommodation

Stairs rising from second reception to first floor landing, access to loft and doors to

Master Bedroom

11'9" X 11'5" (3.58m X 3.48m) Twin double glazed windows to front elevation, picture rail, carpet floor, central heating radiator and ceiling light point



Second Bedroom

12'5" X 8'0" (3.78m X 2.44m) Double glazed window to rear elevation, built in storage cupboard, polished pine flooring, ceiling light point and central heating radiator



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Family Bathroom

Obscure double glazed window to rear elevation, freestanding roll top bathtub, wash hand basin, low level wc, corner shower cubicle with shower over, central heating towel radiator and spotlights



Outside

Brick built outhouses with useful storage, slabbed terrace with lawn beyond and stepping stone slabs



General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

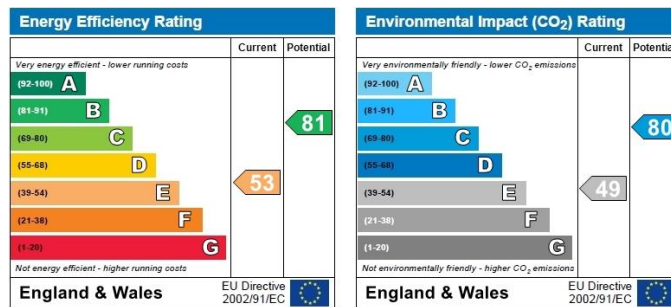
LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

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".