

12 HIGH BROW, HARBORNE, B17 9EN



**A FULLY MODERNISED AND EXTENDED THREE BEDROOM MID TERRACE RESIDENCE SITUATED ON THE SOUGHT AFTER MOOR POOL ESTATE. NEW DOUBLE GLAZING AND FITTED CARPETS THROUGHOUT.
EPC BAND RATING**

£465,000

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Location

HIGH BROW is situated on the sought after Moor Pool Estate situated adjacent to Harborne Village which boasts an excellent High Street with a range of excellent shopping, cafés and restaurants. In addition Birmingham City Centre is readily accessible as is the Queen Elizabeth Medical Complex and University of Birmingham.

Introduction

12 HIGH BROW is a particularly spacious mid terraced residence which is in need of general improvement. The gas centrally heated accommodation is set back from the road behind a near front garden and pathway and comprises in more detail; Reception hall, front living room, rear dining room, kitchen and rear lobby/wc. At first floor level there are three double bedrooms and bathroom. To complement the property is a delightful enclosed rear garden.

On The Ground Floor

The property is set back in an elevated position behind a small front garden and pathway.

Entrance Hall

Hardwood front door, central heating radiator, meter cupboard, ceiling light point, double glazed window to front elevation, stairs to first floor accommodation.

Front Reception

15'10 X 11'11 (4.83m X 3.63m) Double glazed window to front elevation, feature fire place with electric coal effect inset, central heating radiator, ceiling light point, fitted carpet and power points.



Rear Reception Room

12'3 X 12'00 (3.73m X 3.66m) Feature fire placet, central heating radiator, ceiling light point, power points, fitted carpet and double window to rear elevation



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Inner Hall

Central heating radiator and giving access to:



Utility

Plumbing for washing machine, ceiling light point and power points.

Guest Cloakroom

Wash hand basin and low level wc.

Extended Kitchen

11'8" X 8'7" (3.56m X 2.62m) Fitted kitchen with a range of wall and base units, stainless steel sink with drainer, work surfaces, single door oven, four ring gas hob with stainless steel splash back and extractor hood, space for single fridge freezer, two velux sky lights and double glazed window to rear and door to side.



First Floor Accommodation

Tread stair case rising from ground floor entrance hall to first floor landing and doors leading to



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Bedroom One

14'5 X 11'10 (4.39m X 3.61m) Double glazed window to front elevation, central heating radiator, boiler cupboard, ceiling light point, power points and fitted carpet.



Bedroom Two

12'3 X 12'2 (3.73m X 3.71m) Double glazed window to rear elevation, central heating radiator, fitted bathroom, ceiling light point and power points



Bedroom Three

11'2 X 8'6 (3.40m X 2.59m) Double glazed window to rear elevation, central heating radiator, ceiling light point, power points and fitted carpet.



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Newly Fitted Bathroom

Double glazed window to front elevation, panelled bath with electric shower over with shield, wash hand basin, low level WC, wall tiling and central heating radiator



Outside

Fully enclosed rear garden with lawn area and slabbed terrace, conifer borders, fencing 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

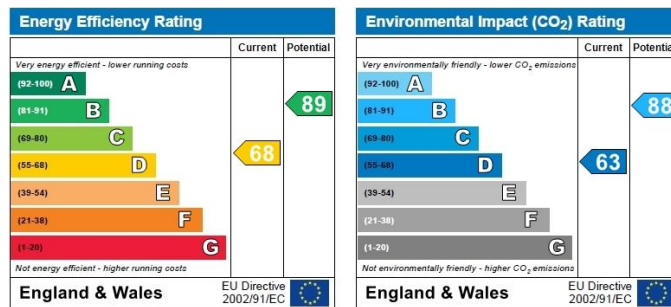
WATER AUTHORITY: Severn Trent Water - 0345 500500

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 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".