

## 12 CROOKHAM CLOSE, HARBORNE, B17 8RR



A MODERN THREE BEDROOM END TERRACE IN NEED OF IMPROVEMENT, BENEFITTING FROM A 4/5 CAR TO FRONT AND INTEGRAL GARAGE. GAS CENTRAL HEATING AND DOUBLE GLAZING (AS DETAILED)  
EPC BAND RATING TBC

OFFERS IN THE REGION OF £265,000

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## Location

CROOKHAM CLOSE is a quiet cul-de-sac leading off from Minley Avenue and ever popular Fitz Roy Avenue. The property is very well-located for Harborne with its excellent restaurants, bars and shops including Marks & Spencer and Waitrose. Birmingham City Centre is readily accessible with all the shopping, entertainment and leisure facilities to enjoy as well as transport links to other major cities. Local Motorway connections are also easily accessible. Schooling for children of all ages is available locally with highly regarded institutions to include: The Blue Coat School, King Edwards VI Five Ways and Edgbaston High School for Girls.

## Introduction

CROOKHAM CLOSE is set back from the road beyond a spacious driveway for five cars and front lawn. There is a side garage and also passageway providing access to the rear garden. Inside the property briefly comprises; reception hall, kitchen, living room and upstairs there are three bedrooms and family bathroom. To the rear is a generous rear garden with patio area and lawn.

## On the Ground

The property is set well back from the road behind a 4/5 car drive with lawn to side.

## Enclosed Porch

Ceiling light point, useful storage/bin store, double glazed front door and window.

## Reception Hall

Central heating radiator, under stairs cloaks cupboard, ceiling light point and giving access to:

## Kitchen

10'9" x 6'7" (3.28m x 2.01m) Stainless steel sink unit and drainer, range of base and wall units with fitted worktop, gas cooker point, plumbing for washing machine, space for fridge/freezer, serving hatch and inner window to enclosed porch.



## Full Width Living/Dining Room

17'11" x 14'5" (5.46m x 4.39m) Wall mounted gas fire inset in feature surround, central heating radiator, power points, four wall light points, stair case to the first floor landing, double glazed window and patio doors to the rear garden.



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## Full Width Living/Dining Room



## On The First Floor

A tread stair case leads to the first floor landing with access to loft, airing cupboard and double glazed window to side.

## Bedroom One

11'6" x 11'3" (3.51m x 3.43m) Central heating radiator, power points, ceiling light point and double glazed window to rear.



## Bedroom Two

11'8" x 9'3" (3.56m x 2.82m) Central heating radiator, power points, ceiling light point and double glazed window to front



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## Bedroom Three

11'1" x 6'2" (3.38m x 1.88m) Central heating radiator, power points, ceiling light point and double glazed window to rear.



## Part Tiled Bathroom

Panelled bath with on line shower, wash hand basin, low level wc, space saver heated chrome towel rail and double glazed window to front.



## Outside

The property is set well back from the road behind a 4/5 car drive with lawn to side whilst the enclosed rear garden comprise patio, lawn and greenhouse.



## Integral Garage

Approached via the front drive with up and over door to front.

## General Information

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TENURE: The agents are advised that the property is FREEHOLD.

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

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

SERVICES: Mains electricity, gas, water and drainage are connected.

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.

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## 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".