

346 COURT OAK ROAD, HARBORNE, B32 2EB



A TERRACED FAMILY HOME WITH OFF ROAD PARKING TO THE FRONT,
THREE BEDROOMS, TWO RECEPTION ROOMS AND ENCLOSED REAR
GARDEN WITH TIMBER DECKED PATIO.
EPC RATING D

OFFERS IN THE REGION OF £255,000



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Location

COURT OAK ROAD is conveniently located in Harborne which boasts a wealth of amenities to include; Queen's Park, Harborne High Street, Harborne Leisure Centre as well as convenience stores, butchers and hairdressers all within walking distance to the property. Great public transport routes and road links to the city and M5/M6 would be particularly popular with those commuting to the Queen Elizabeth Hospital, University of Birmingham and city centre.

Introduction

COURT OAK ROAD Is set back from the main road beyond a laid block set forecourt with side pathway. The accommodation briefly comprises at ground floor, front reception room, rear living room with functional log burning stove and opening out to a fitted kitchen, whilst at first floor level are three good bedrooms and well appointed bathroom. To the rear of the property is a timber decked patio and enclosed lawned garden and the accommodation which is in tasteful decorative order throughout comprises in more detail:

Reception Hall

Having central heating radiator, staircase rising off, ceiling light point and hard wood front door.

Front Reception Room

15'1" x 10'8" (max) (4.60m x 3.25m (max))

Having electric stone effect fire with contemporary surround, central heating radiator with decorative cover, laid laminate floor, fitted shelving, ceiling light point, cornice, double glazed bay window to front.



Rear Reception Room

13'11" x 12'3" (4.24m x 3.73m) Having as its focal point, a functional log burning stove with hearth beneath and wooden mantel, central heating radiator, laid laminate floor, several power points, ceiling light point, under stairs cloaks cupboard, double glazed twin French doors opening to the timber decked patio and leading through to



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Kitchen

13'10" x 5'10" (4.22m x 1.78m) Having a range of units to include circular sink unit with side drainer and base units beneath, further base and wall units, gas cooker point, space for fridge freezer, plumbing for automatic washing machine, stainless steel extractor hood, low wattage Halogen ceiling light points, slate style tiled floor, double glazed picture window and door to rear garden.



First Floor Accommodation

A tread stair case leads to the FIRST FLOOR LANDING with AIRING CUPBOARD.

Master Bedroom One

13'3" x 9'5" (4.04m x 2.87m) With original built in feature fireplace, radiator, power points, ceiling light point, picture rail, double glazed window to front.



Bedroom Two

13'3" x 9'4" (4.04m x 2.84m) Having built in double door wardrobes, central heating radiator, power points, ceiling light point, access to fully boarded loft with retractable ladder, double glazed window to rear.



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Bedroom Three

9'4" x 7'6" (2.84m x 2.29m) With radiator, power points, ceiling light point, picture rail, double glazed window to front.



Family Bathroom

Comprising white suite of panelled bath with online shower over with body spray and drench head, wash hand basin, w.c., medicine cabinet, wall tiling, radiator, opaque double glazed window to rear.



Outside

The rear gardens are fully enclosed with timber decked patio, lawn and garden shed.



General Information

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

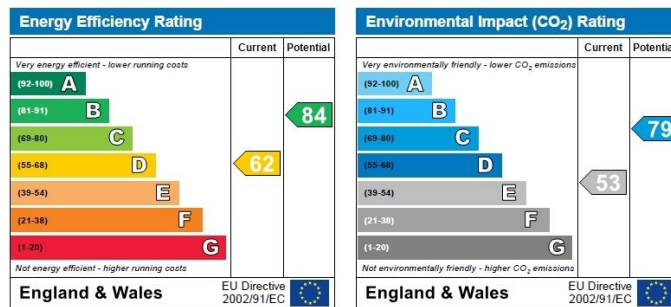
POSSESSION: Vacant possession will be given upon completion of the sale.

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



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".