

HADLEIGH

PROPERTY . PERSONALLY

15 THE SQUARE, HARBORNE, B17 9EH



A TWO BEDROOM PROPERTY ON THE SOUGHT AFTER MOOR POOL ESTATE,
BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.
EPC RATING D

OFFERS IN THE REGION OF £235,000

H

SALES • LETTINGS • SURVEYORS

H

Location

THE SQUARE is a quiet cul de sac set within the ever sought after Moor Pool Estate in Harborne. Offering convenient access to a plethora of amenities within the local area such as; Harborne High Street with a fantastic range of supermarkets, restaurants and trendy bars, along with highly regarded schools for both primary and secondary education. Moreover, there are several transport links providing regular access to Birmingham City Centre, Queen Elizabeth Medical Complex and the University of Birmingham.

Introduction

THE SQUARE is a mid terrace property, situated in this quiet cul de sac on the ever popular Moor Pool Estate. Offering an excellent opportunity to both first time and investment buyers, the property is set back from the road, approached via the foregarden with pathway leading to the front elevation. At ground floor level the accommodation is open plan offering both kitchen and living area. At first floor are two bedrooms and a family bathroom. To the rear is the pleasant garden with patio area and lawn.

Open Plan Kitchen Living

21'4" X 13'00" (6.50m X 3.96m)

Kitchen Area

Multi paned double glazed window to front elevation, a range of wall and base units with contrasting work surfaces, stainless steel sink with drainer, single door oven, four ring hob, plumbing for washing machine, Xpelair, laid wood flooring and two ceiling light points



Living Area

Multi pane double glazed window to rear elevation, central heating radiator, ceiling light point, staircase to first floor landing, picture rail



First Floor Accommodation

Stairs rising from ground floor living area, central heating radiator and doors leading into:-

Master Bedroom

10'00" X 10'00" (3.05m X 3.05m) Double glazed window to rear elevation with bespoke shutters, feature fireplace, single door wardrobe and central heating radiator

H

Bedroom Two

10'3" X 7'4" (3.12m X 2.24m) Double glazed window to front elevation, central heating radiator and picture rail

Family Bathroom

Double glazed window to front elevation, panelled bath, low level wc, wash hand basin and central heating radiator



Outside

General Information

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

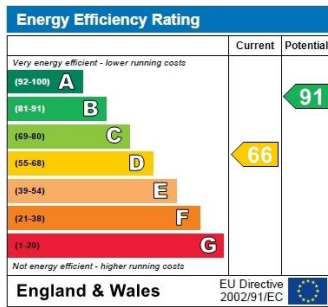
POSSESSION: Vacant possession will be given upon completion of the sale.

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".