

**144 HAMPTON COURT ROAD, HARBORNE,
B17 9AG**



**AN EXTENDED TWO BEDROOM MID TERRACE SITUATED IN THIS POPULAR
LOCATION AND BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE
GLAZING. IDEAL FOR BOTH FIRST TIME AND INVESTMENT BUYERS.
EPC BAND RATING E**

OFFERS IN THE REGION OF £249,950

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Location

HAMPTON COURT ROAD is a particularly sought after location which is approached from Court Oak Road which itself give access to the excellent recreational facilities of Queens Park. In addition Harborne High Street is readily accessible with its excellent shopping, restaurants and café facilities. The Queen Elizabeth Medical Complex and Birmingham University are close at hand. There are excellent public transport facilities and schools for children of all ages.

Introduction

The property offers an excellent opportunity to both first time and investment buyers which benefits from gas central heating and double glazing. The accommodation comprises two reception room, extended kitchen, two bedrooms and bathroom with shower. To complement the house there are front and enclosed rear gardens.

On The Ground Floor

The property is set back from the road behind a small front garden and pathway.

Front Reception/Dining Room

14'0 x 11'8" (4.27m x 3.56m) Gas coal effect fire inset in feature fireplace with pine surround, central heating radiator, ceiling light point with feature rose, picture rail, cornice, exposed floor boarding, power points, hardwood front door and double glazed bay window to front.



Inner Hall

With cloaks and storage cupboards and leading to:

Rear Reception/Living Room

12'4" x 11'8" (3.76m x 3.56m) Gas coal effect living gas fire, central heating radiator, ceiling light point with feature rose, cornice, power points, stair case to the FIRST FLOOR LANDING, door to kitchen and double glazed window to rear.



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Extended Kitchen With Utility Area

19'7" x 6'1" (5.97m x 1.85m) Stainless steel sink unit and drainer, range of base and wall units with fitted work top, gas cooker point, stainless steel extractor hood, plumbing for washing machine, space for fridge/freezer, floor and wall tiling, tow double glazed windows to side and back door.



On The First Floor

A tread stair case leads to the FIRST FLOOR LANDING and to:

Bedroom One

11'8" x 11'5" (3.56m x 3.48m) An excellent double bedroom with central heating radiator, power points, ceiling light point, single door wardrobe, original fire place and two double glazed windows to front.



Bedroom Two

12'6" x 8'10" (3.81m x 2.69m) Central heating radiator, power points, ceiling light point and double glazed window to rear.



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Part Tiled Bathroom

Comprising panelled bath with electric shower over with shield, wash hand basin, low level wc, central heating radiator, louvered door airing cupboard and double glazed window to rear.



Outside

The property is set back from the road behind a small front garden and pathway.

The rear gardens comprise patio, lawn, borders and are fully enclosed.



General Information

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

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

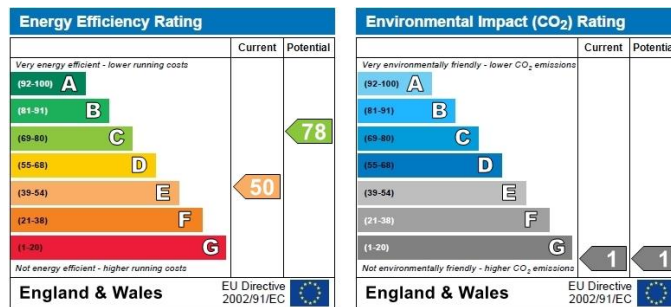
LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

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".