



angelestates
your housing guardians

**OLD CHURCH ROAD, HARBORNE
BIRMINGHAM, B17 0BB**



TRADITIONAL TWO BEDROOM SEMI-DETACHED COTTAGE IN TRANQUIL LOCATION IS NOW AVAILABLE 'FOR SALE' WITH NO UPWARD CHAIN. IDEAL FIRST PURCHASE WITH MANY AMENITIES ONLY A SHORT DISTANCE AWAY. SO, CALL TO ARRANGE YOUR VIEWING & AVOID DISAPPOINTMENT!

- SEMI-DETACHED COTTAGE
- GAS CENTRALLY HEATED
- KITCHEN/DINER AT REAR
- COURTYARD REAR GARDEN
- NO UPWARD CHAIN
- TWO BEDROOMS
- PARTLY SECONDARY GLAZED
- UPSTAIRS BATHROOM
- TRANQUIL LOCATION
- ENERGY RATING – D (58)

For Sale: Offers in Region of £245,000

Old Church Road, Harborne, B17 0BB

Entrance:

From pavement, brick-built wall with raised front terrace, paved path to side gate which provides access to communal pathway leading to rear courtyard/garden. Path also to front entrance with hardwood door with stained glass arched panel above leads into:-

Reception Room: 15'5" (max, into recess) 14'2" (min) x 10'2"

Laminate flooring, single panel radiator, light fitting to ceiling, single glazed sash bow window to front elevation and two built-in cupboards (housing gas meter and electric meter and fuseboard separately). Panelled door to rear leads into:-

Internal Lobby: (Unmeasured)

Laminate flooring and open access to side leads into utility/storage area (4'2" x 2'9") with laminate flooring, pendant light fitting to ceiling, 'hot and cold' water feed for appliance, single glazed window to side elevation, wall mounted document/key box and power socket.

Opposite, panelled door leads into understairs storage cupboard (2'10" x 2'3") also with laminate floor, coat rail and shelving to wall. Open-access to rear, leads into:-

Kitchen/Dining Room: 15'4" (max, into recess) 14'1" (min) x 9'9"

Laminate flooring, track-style spotlights to ceiling, double panel radiator, single glazed window to rear elevation, Main central heating boiler and control panel to wall. Kitchen comprises of:- Kitchen base, drawer and wall units, work surfaces with partly tiled walls as splashback, single bowl sink, drainer and mixer tap, built-in cupboard within recess above far work surface with internal shelving. Electric Fan Assisted oven, four burner gas hob and extractor fan above.

From kitchen, panelled door and carpeted stairs with handrail to wall leads up to first floor landing, access to

Continued:

loft space and pendant light to ceiling. Panelled door to side leads into:-

Bedroom One (Front): 14'2" x 10'2"

Carpeted flooring, single panel radiator, pendant light fitting to ceiling and two single glazed windows to front elevation with secondary glazing within. From landing, panelled door to side leads into:-

Bedroom Two (Rear): 10'3" x 9'5"

Carpeted flooring, single panel radiator, pendant light fitting to ceiling and single glazed window to rear elevation (with louvered section to top of window for ventilation). From landing, panelled door into:-

Airing Cupboard: 2'9" x 2'4"

Exposed floor boards, hot water tank with slatted shelves above. From landing, panelled door to side leads into:-

Family Bathroom: 10'1" x 8'2"

Linoleum flooring, enclosed lighting to ceiling, single panel radiator and single glazed window with obscured glass to rear elevation (with louvered section to top of window for ventilation). Bathroom suite comprises of:- Panelled bath with fully tiled walls around 'wet area' electric shower and glass shower screen above, low-level flush toilet, pedestal wash basin with tiled splashback, glass shelf and wall mounted mirror above.

Outside:

From kitchen/diner, glass panelled door with single step-down leads onto two-tier blue brick paved rear courtyard, gated access to communal pathway to side which provides access to frontage, raised planting bed, mature shrubs to left-hand side boundary fencing which leads to rear fire exit (for adjacent commercial building). Wooden door to side provides access to brick-built outhouse (5'7" x 3'2" - no power supply or lighting).



THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.

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Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

Tenure:

We are advised that the property is **Freehold**, confirmation of which should be obtained by reference to the title deeds.

Local Authority Charge: (Financial Year 2025-26)

The property has been 'Banded D' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Birmingham City Council**. For the current financial year, council tax charges are **£2,237.00 per annum** (subject to annual increment).

Energy Performance Rating: D (58)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Are you Looking for Mortgage Advice??

Ring **0121-448-0717** and speak to our mortgage advisor for '**best advice**' and '**whole of market**' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Internal Photographs:

Kitchen/Dining Area:



Family Bathroom:



Rear Courtyard:



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