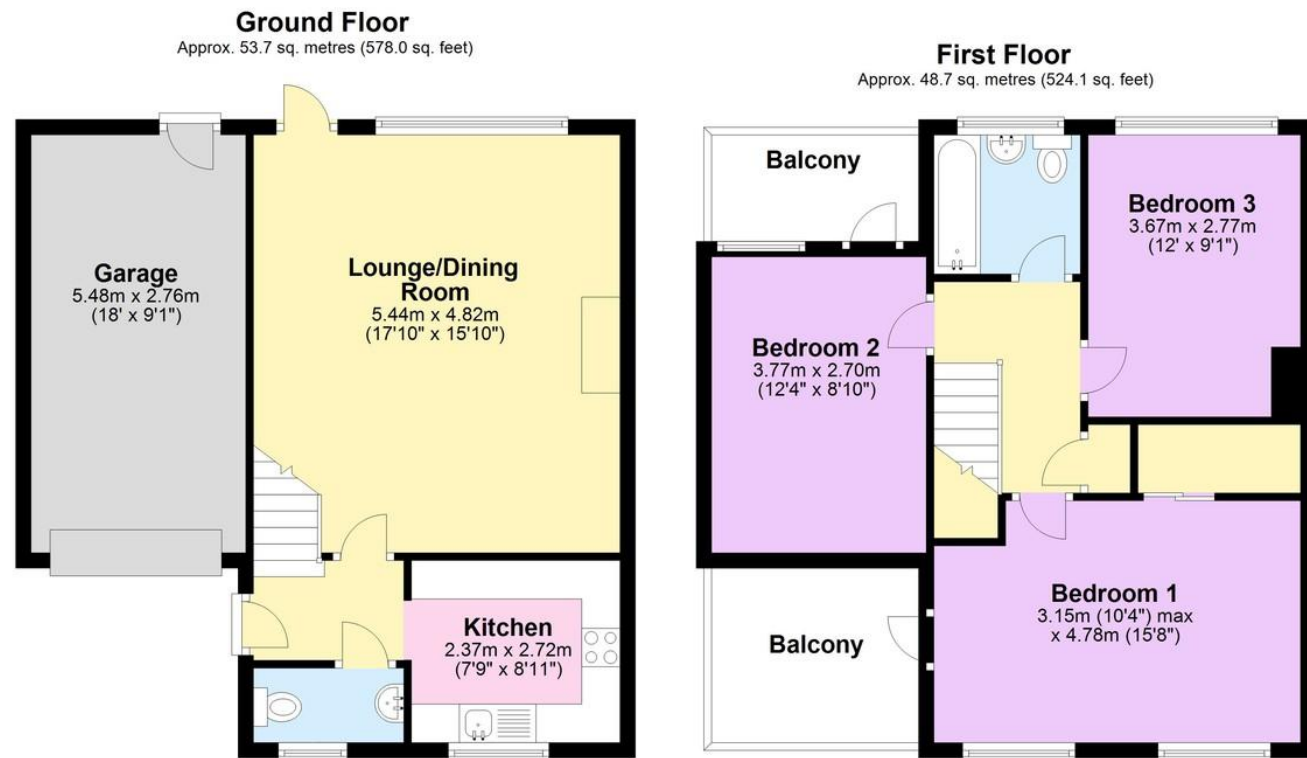




Floor Layout



Total approx. floor area 1,102 sq ft (102 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Birmingham, West Midlands, B15 3TQ

Leigham Drive

Harborne

B17 8AT

Offers Over £400,000

- Stunning Three-Bedroom
- Modern Mid-Terrace House
- 1102 Sq. Ft.
- Garage





Leigham Drive,
Harborne, Birmingham, B17 8AT
Offers Over £400,000



Property Description

DESCRIPTION James Laurence Estate Agents are pleased to launch to the market Leigham Drive. This is a much improved mid townhouse situated in this sought location. Set back beyond a laid tarmac drive way the accommodation comprises hall, cloaks/wc, fitted kitchen and open plan lounge/dining room. At first floor level there are three double bedrooms, well appointed modern bathroom and two balconies.

RECEPTION HALL Central heating radiator, staircase rising to the first floor, solid oak wood floor, ceiling spotlighting and front doors to side

CLOAKROOM Housing the white suite including low-level flush WC, vanity wash hand basin, central heating radiator, tiled floor and double glazed window to front.

L SHAPED LOUNGE / DINING ROOM Central heating radiator, cornice, ceiling spotlighting, marble effect "hole in the wall" fireplace with living flame effect gas fire inset, double glazed picture windows and French door to the rear.

KITCHEN/BREAKFAST ROOM Comprehensive range of wooden effect fronted units to include one and a half bowl inset stainless steel sink unit with base units beneath, further range of base and drawer units with working surfaces over, matching wall cupboards, built in fridge freezer, washing machine and dishwasher, four ring electric cooking hob with oven beneath and overhead extractor hood, ceramic tiled floor, ceiling spotlighting and double glazed window to front.

STAIRS LEADING TO THE FIRST FLOOR Staircase rising to the FIRST FLOOR LANDING with built in cupboard off. There is solid oak flooring in all bedrooms.

MASTER BEDROOM Central heating radiator, walk-in wardrobe, full width double glazed picture windows to the front and doors to balcony.

BEDROOM TWO Central heating radiator, full width double glazed picture windows and French door leading out to the balcony



REASSURINGLY LOCAL



BEDROOM THREE Central heating radiator and full width double glazed picture windows to the rear.

BATHROOM Housing white suite including panelled bath with mixer tap / shower over, pedestal wash hand basin, low level flush WC, heated towel rail / central heating radiator, tiled walls and ceramic tiled floor.

OUTSIDE The property is set back behind a car drive with lawn to side.

GARAGE Metal up and over entrance door, electric light and power points, wall mounted gas fired central heating combi boiler providing gas central heating as detailed and useful store room and door to rear garden.

GARDEN Full width slabbed terrace area, lawn and some mature fruit trees.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - C

The property is subject to a Calthorpe Scheme of Management fee, which is currently £53.48 per annum. In addition, there is a service charge payable of £500.63 per half year.

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



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of this property:

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