

ENGLANDS



11 York Street

Harborne, Birmingham, B17 0HG

£410,000





PROPERTY DESCRIPTION

An extended, traditional style terraced residence set over 3 floors, just off Harborne High Street. Central heating and double glazing as specified, reception hall, cellar, 2 reception rooms, kitchen, 3 bedrooms, bathroom, en suite shower room/wc, front off-road parking and rear garden.

York Street is very well situated between Harborne High Street and Greenfield Road. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as good local primary schools, excellent amenities around Harborne High Street and regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities.

The property itself is setback from the road behind a block paved forecourt/off-road parking area.

An internal inspection is essential and recommended to fully appreciate the accommodation which is approached through a shared tunnel side entry having external door with window over. Comprising in more detail:



Tel: 01214271974



ON THE GROUND FLOOR

RECEPTION HALL

Having part glazed side entrance door, stairs rising to first floor accommodation and under stairs access to the cellar.

CELLAR

Having light and power connections.

FRONT RECEPTION

3.80m max x 3.22m max (12'5" max x 10'6" max)

Having recessed chimney breast with raised hearth, built in cupboard, radiator, double glazed window and glazed twin doors to the reception hall.

REAR RECEPTION

3.69m max x 3.07m max (12'1" max x 10'0" max)

Having glazed twin entrance doors to the hall, radiator and double glazed twin doors to the garden.

Opening through to:

KITCHEN REAR

4.62m max x 1.77m max (15'1" max x 5'9" max)

Having inset single drainer sink top with mixer tap and cupboard below, further base units and appliance spaces with worktops over and wall cupboards. Plumbing facility for washing machine, integrated oven with electric cooker hob over and hood above, double glazed windows, door to the garden and tiled floor.

ON THE FIRST FLOOR

LANDING AREA

Doors leading to:

BEDROOM ONE REAR

4.89m max into recess x 3.17m max (16'0" max into recess x 10'4" max)

Having two double glazed windows, ceiling light and radiator.

BEDROOM TWO FRONT

4.61m to chimney breast x 2.31m max (15'1" to chimney breast x 7'6" max)

Having radiator, two double glazed windows, built in cupboard with shelving and housing the "Worcester" gas fired boiler.

BATHROOM SIDE

3.29m max x 1.55m max (10'9" max x 5'1" max)

Having panelled Jacuzzi style bath with shower unit over and side screen, wash hand basin with mixer tap also low flush WC with concealed cistern. Auto vent, tiled walls and floor, vertical towel radiator and electric shaver point.

ON THE SECOND FLOOR

LOFT ROOM/BEDROOM THREE

5.41m max (main part) x 4.56m max (17'8" max (main part) x 14'11" max)

Including ensuite area. Having two double glazed Velux skylight windows and radiator. The room has sloping ceilings with some restricted headroom.

Leading off is:

ENSUITE SHOWER ROOM/WC

2.29m max x 1.39m max (7'6" max x 4'6" max)

Having separate tiled shower cubicle, low flush WC and pedestal basin with mixer tap. Tiling to floor and partial tiling to walls, vent, towel radiator and double glazed skylight window.

OUTSIDE

REAR GARDEN

Includes paved terraced area with side border, brick built out building, exterior tap and access to the tunnel side entry. Beyond lies a lawn with further flower borders, gravelled area, raised terraced area to the rear and fencing to the boundaries.

ADDITIONAL INFORMATION

Council tax band: D

Tenure: Freehold



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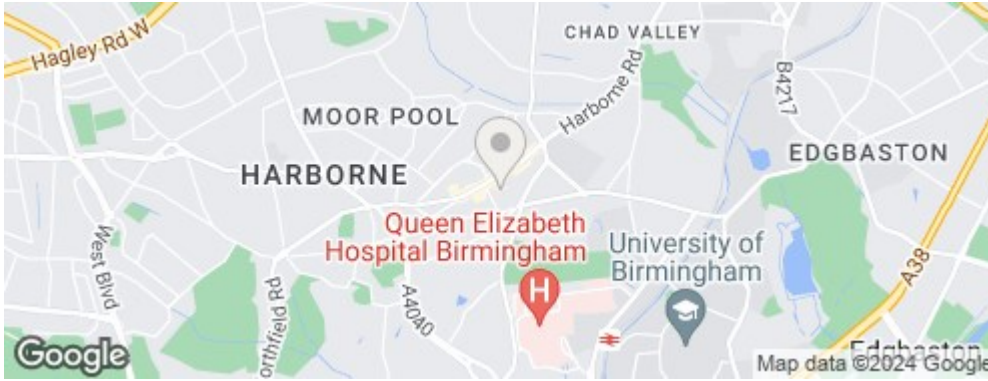




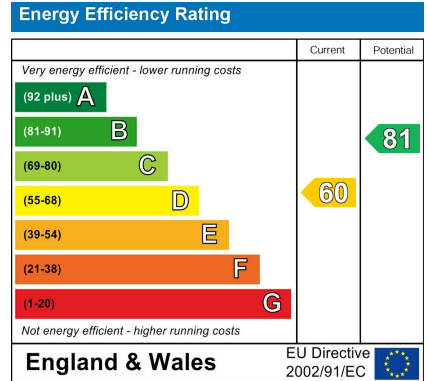
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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