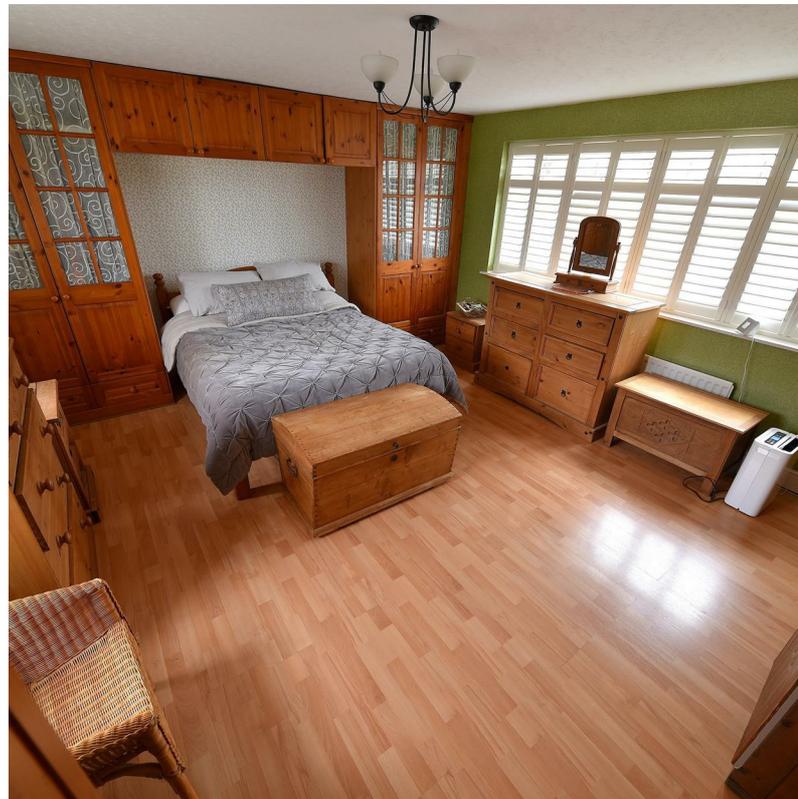


ENGLANDS



100 Harborne Road
Oldbury, Birmingham, B68 9JH
£695,000



100 Harborne Road



PROPERTY DESCRIPTION

Traditional semi-detached property offering spacious accommodation and having uninterrupted views over Warley Woods. This property of character is in an excellent location, adjoining Lightwoods Hill and situated between Castle Road East and Harborne Road. It is opposite the delightful tree-lined grounds of Warley Woods Park and Golf Course - an award-winning community Park. It is readily accessible to the Queen Elizabeth Medical Centre and The University of Birmingham also excellent shopping facilities in Harborne and Bearwood as well as regular transport services along Hagley Road West to comprehensive City Centre leisure entertainment and shopping facilities.

The property briefly comprises a spacious driveway, three reception rooms, kitchen, ground floor cloaks/WC, four double bedrooms, bathroom, double garage and excellent rear garden.

Viewing is highly recommended to appreciate the accommodation and location of this property.



ENGLANDS

ENCLOSED PORCH

Having double glazed windows, ceiling downlights, tiled flooring and door leading to:

ENTRANCE HALL

Housing the gas meter in cupboard below, parquet Karndean flooring, under stairs storage, radiator, ceiling light point, staircase and doors leading to:

FRONT RECEPTION ROOM

14'7" into bay x 11'10" max.

Having timber style flooring, picture rail, tiled hearth feature gas fireplace, double glazed bay window with shutters, radiator and ceiling light point.

REAR RECEPTION ROOM

32'1" max 11'10" max

Having period coving, tiled hearth with timber surrounding fireplace with gas log burner, double glazed windows, ceiling light points, timber style flooring, and door leading to garden.

KITCHEN

27'5" max times 10'2" max

Having tiled flooring, ceiling light points, radiators, marble-style work tops with cupboards above and below, 1 1/2 bowl sink with mixer tap over, double glazing as specified, six burner aga with range below and doors leading to:

SIDE LOBBY

Having a door accessible from the front, tiled flooring, cupboard storage, wall mounted light and doors leading to:

DOWNSTAIRS WC

Having a single basin sink with mixer tap over and draws below, tiled flooring, partial tiling under mirror, low flush WC and ceiling light point.

GARDEN ROOM

Having double glazed windows where specified, tiled flooring, electric radiator, ceiling downlights, ceiling fan and benchtop shelving.

STAIRCASE RISING TO FIRST FLOOR

LANDING

Having timber style flooring, ceiling light points, access to loft and double glazed windows.

BEDROOM ONE FRONT

16'4" into wardrobes x 14'0" max

Having ceiling light points, shutters to front and rear windows, also having double glazed front and rear windows, fitted cupboards and furthermore fitted cupboards over bed, radiators and ceiling light point.

BEDROOM TWO FRONT

16'7" into bay x 11'10" max

Having ceiling light point, timber style flooring, double glazed windows with shutters and radiator.

BEDROOM THREE REAR

11'11" max x 11'10" max

Having ceiling light point, radiator and double glazed window.

BEDROOM FOUR REAR

11'1" max x 10'0" max

Having ceiling light point, double glazed windows, timber style flooring, radiator and cast-iron fireplace.



ENGLANDS (HARBORNE) LTD.

REGISTERED OFFICE: 146 HIGH STREET, HARBORNE, BIRMINGHAM. B17 9NN. DIRECTORS: S.A.ENGLAND KERR, A.R.ENGLAND KERR

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Website: www.englishandsuk.com

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BATHROOM

6'10" times 14'0" max

Having ceiling light point, wash basin inset into vanity unit with mixer tap over, double glazed frosted windows, heated towel rail, shower cubicle, claw foot freestanding bath, timber style flooring and partial tiling to ceiling.

GARDEN

Extensive rear garden with several different areas to enjoy. Seating areas, wildlife pond, chicken run, vegetable growing section and lawns as well as a variety of structures.

PURPOSE BUILT CHICKEN RUN

With indoor and outdoor areas, enclosed in chicken wire and timber framing.
Perfect for producing free ranged eggs.

BEACH HUT

Having electricity, double glazed windows and shelving.

BBQ HUT

Having a Scandinavian inspired firepit with timber bench seating surrounding fire, colour changing lighting and glazed windows.

ADDITIONAL INFORMATION

Council Tax Band: E

Tenure: FREEHOLD



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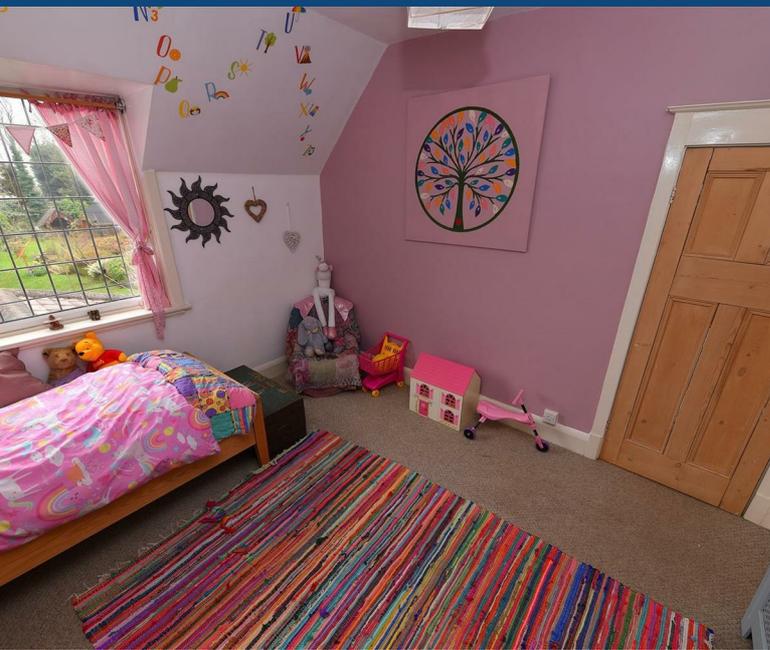
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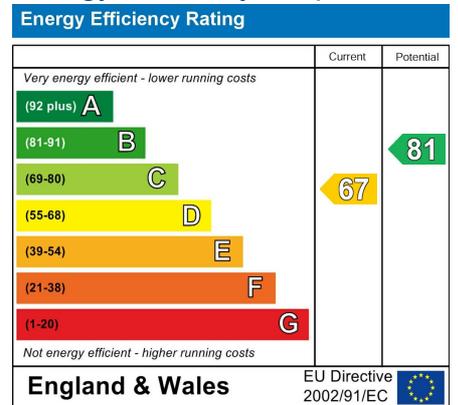




Area Map



Energy Efficiency Graph



Viewing - Please contact our Englands - Harborne Office on 01214271974 if you wish to arrange a viewing appointment for this property or require further information.

DISCLAIMER NOTICES

Consumer Protection from Unfair Trading Regulations 2008 & The Property Ombudsman Code for Residential Estate Agents

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. 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 final inspection of the property prior to exchange of contracts".

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. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agent will not be responsible for any verbal. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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