

ENGLANDS



31 Earls Court Road
Harborne, Birmingham, B17 9AH

£310,000





PROPERTY DESCRIPTION

A well located terrace property comprising two bedrooms, two reception rooms, kitchen, bathroom and rear garden plus central heating and double glazing as specified.

Earls Court Road is situated just off Court Oak Road between Grosvenor Road and Hampton Court Road. It is readily accessible to the Queen Elizabeth Medical Centre, The University of Birmingham and Harborne leisure centre as well as excellent amenities around Harborne High Street, the delightful grounds of Queens Park and also regular transport services leading through to comprehensive city centre leisure entertainment and shopping facilities.

The accommodation can only be fully appreciated by an internal inspection and comprises in more detail:





The property itself is set back from the road by a small fore garden. Entrance door leads to:

LIVING ROOM

4.04m into bay x 3.57m max (13'3" into bay x 11'8" max)

Having ceiling light point with ceiling rose, radiator, UPVC double glazed bay window, cupboard housing electric meter, cupboard housing gas meter, wooden flooring, ornate metal fireplace with tiled hearth. Leading to:

DINING ROOM

3.72m max x 3.59m max (12'2" max x 11'9" max)

Having two ceiling light points, a ceiling rose, door leading to under stairs, UPVC double glazed window and radiator.

KITCHEN

5.95m max x 1.84m max (19'6" max x 6'0" max)

Having tiled flooring, plumbing for washing machine, two ceiling light points, two UPVC double glazed windows, stainless steel 1 1/2 bowl sink drainer with mixer tap over, integrated Beko electric oven with induction hob over and extractor fan. A range of matching wall and base units with worktop over, partial tiling to walls and radiator. Door leading to garden.

Stairs rising to first floor accommodation.

LANDING

Having two ceiling light points.

BEDROOM ONE FRONT

3.43m max x 3.57m max (11'3" max x 11'8" max)

Having ceiling light point, UPVC double glazed windows, radiator and built in storage cupboard housing loft hatch.

BEDROOM TWO REAR

2.63m max x 3.75m max (8'7" max x 12'3" max)

Having ceiling light point, UPVC double glazed window, radiator, wooden style flooring and built in shelving.

BATHROOM

1.84m max x 3.64m max (6'0" max x 11'11" max)

Having ceiling light point, UPVC obscured double glazed window, radiator, pedestal hand wash basin with mixer tap over, low flush WC, panelled bathtub with mixer tap over, wall mounted electric shower, extractor fan and built in storage cupboard housing "Intergas" Combi compact boiler.

OUTSIDE

REAR GARDEN

Having pebbled side area, paved patio, lawn and fence panels to three sides plus a range of evergreen trees and shrubs.

ADDITIONAL INFORMATION

Council Tax Band: C

Tenure: Freehold



ENGLANDS





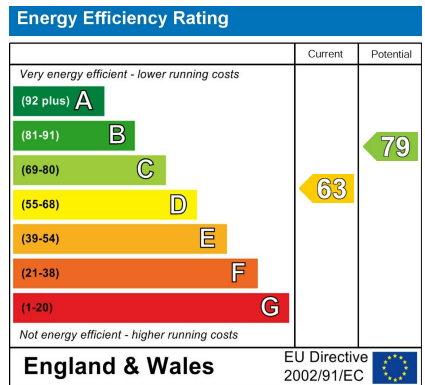
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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 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

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.