

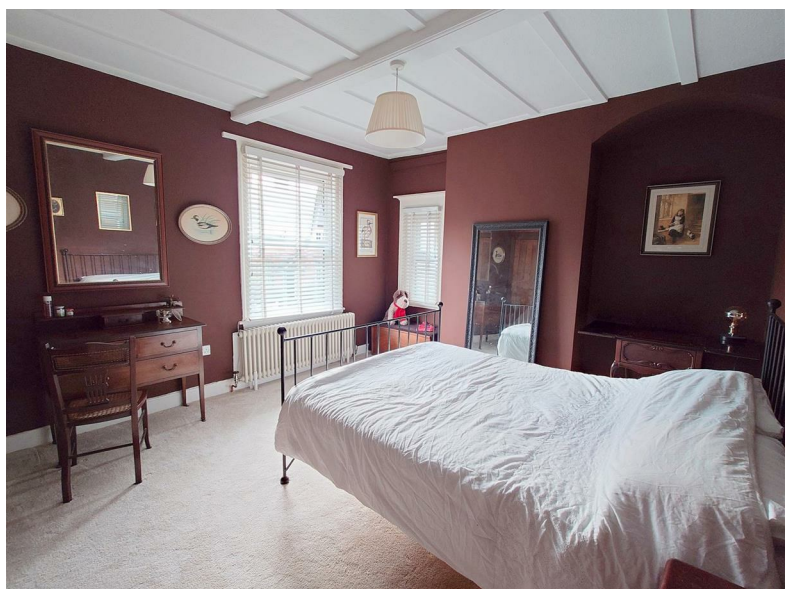
ENGLANDS



23 Nursery Road

Edgbaston, Birmingham, B15 3JX

£530,000





PROPERTY DESCRIPTION

An attractive double fronted cottage style end terraced property is set over three floors plus cellar room. Central heating and partial double glazing as specified. Comprising porch canopy, reception room, living room, dining room, fitted kitchen, three bedrooms, loft room with storage, shower room, bathroom, cellar and good sized rear garden with outbuildings.

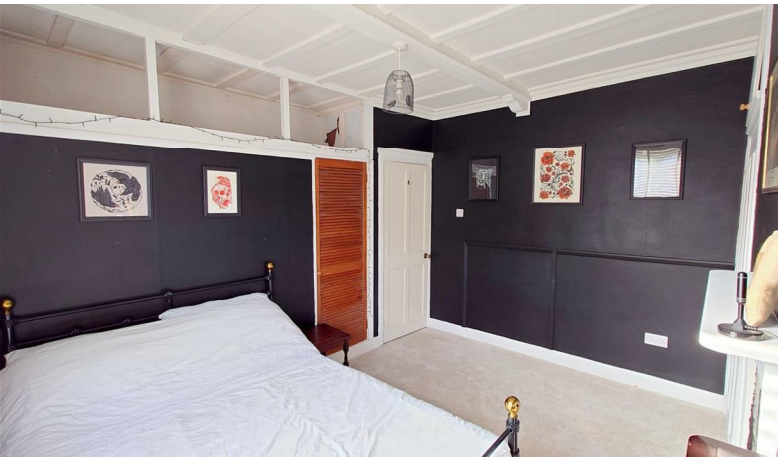
Nursery Road is very well situated between Harborne High Street/Harborne Road and North Road. It is just around the corner from the excellent amenities on the High Street also regular transport services leading through to comprehensive city centre leisure entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham, Harborne Leisure Centre and excellent local schools.

The property is set back from the road behind a mainly gravelled foregarden with wrought iron railings and block paved pathway.

An internal inspection is essential and recommended to fully appreciate the accommodation which includes many attractive traditional features and comprises in more detail:



Tel: 01214271974



HALLWAY

Having ceiling light point, wooden style flooring and radiator.

RECEPTION ROOM

4.54m max x 2.48m max (14'10" max x 8'1" max)

Having ceiling light point, radiator, wall light, part panelling to walls and cupboard housing electric meter.

LIVING ROOM

3.89m max x 3.64m max (12'9" max x 11'11" max)

Having ceiling light point, wall light, radiator, part panelling to walls, UPVC double glazed window and ornate fireplace with timber surround. Doors leading to:

DINING ROOM

2.99m max x 3.66m max (9'9" max x 12'0" max)

Having window overlooking garden, wooden style flooring, two ceiling light points, radiator, part panelling to walls and built in display cupboards and shelving.

KITCHEN

3.84m max x 3.58m max (12'7" max x 11'8" max)

Having ceiling light point, a range of matching wall and base units with wooden style worktop over. Window overlooking garden, integrated double oven, induction hob with integrated extractor fan. Single bowl inset sink with mixer tap over, plumbing for washing machine, integrated fridge, freezer and dishwasher, cupboard housing boiler, door leading to cellar and UPVC double glazed door leading to rear garden.

Stairs rising to first floor accommodation.

BEDROOM ONE FRONT

3.96m max x 3.66m max (12'11" max x 12'0" max)

Having ceiling light point, column radiator, two UPVC double glazed windows, spacious built in storage cupboard and beamed ceiling.

BEDROOM TWO FRONT

3.65m max x 3.05m max (11'11" max x 10'0" max)

Having ceiling light point, column radiator, UPVC double glazed window, ornate fireplace, two built-in storage cupboards and beamed ceiling.

BEDROOM THREE REAR

3.64m max x 2.99m max (11'11" max x 9'9" max)

Having ceiling light point, column radiator, UPVC double glazed window overlooking garden, wooden style flooring and built in storage cupboard. Door leading to second floor.

SHOWER ROOM

2.25m max x 3.59m max (7'4" max x 11'9" max)

Having ceiling light point, radiator and UPVC obscured double glazed window. Wooden style flooring, ornate fireplace and built in display cupboard and storage cupboard. Pedestal hand wash basin with mixer tap over and tiled splashback, low flush WC and fully tiled shower cubicle with wall mounted shower.

BATHROOM

2.66m max x 1.41m max (8'8" max x 4'7" max)

Having ceiling light point, UPVC obscured double glazed window, towel rail radiator, low flush WC, storage vanity unit with hand wash basin with mixer tap over, panelled bathtub, partial tiling to walls and wooden style flooring.

Stairs rising to second floor accommodation.

LOFT ROOM

3.92m max x 3.87m max (12'10" max x 12'8" max)

Having UPVC double glazed window, recessed ceiling spotlights and skylight window. Some of the room has a panelled sloping ceiling with restricted headroom. Door leading to:

STORAGE AREA

Having skylight window and ceiling strip lighting.

CELLAR

Having gas meter, strip lighting and radiator.

REAR GARDEN

Having two level patio area, door leading to side access, lawn, a range of evergreen trees and shrubs and an outbuilding comprising WC and storage. To the rear/side of the main garden is access to an additional garden area incorporating paved patio, lawn and fence panel borders.

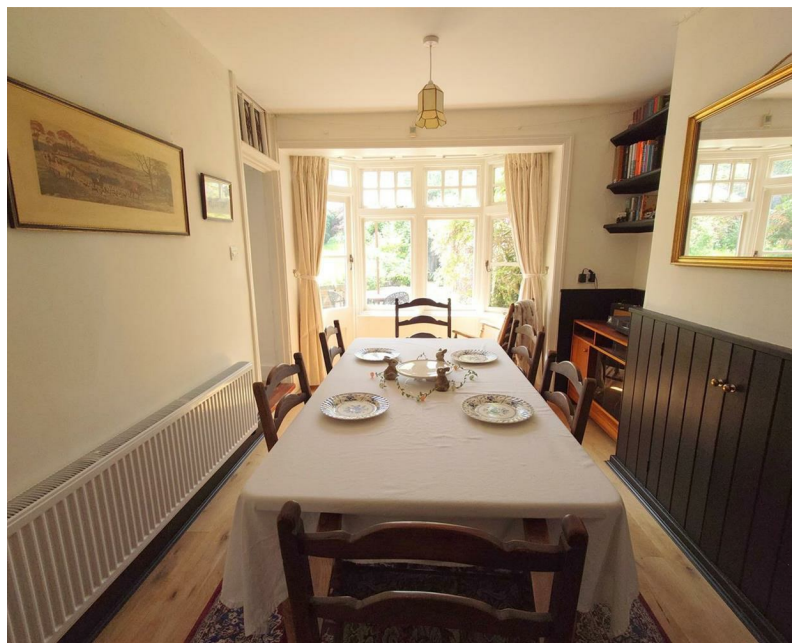
ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

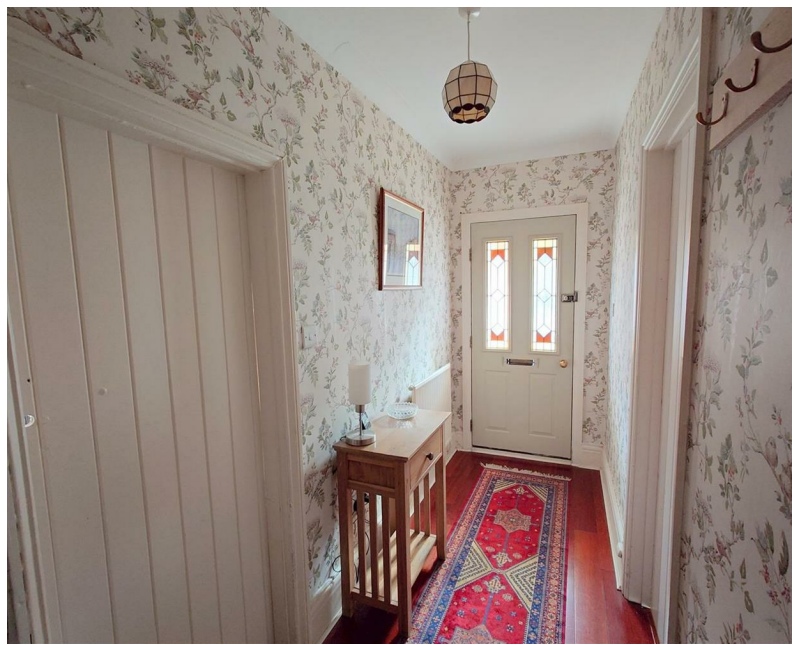
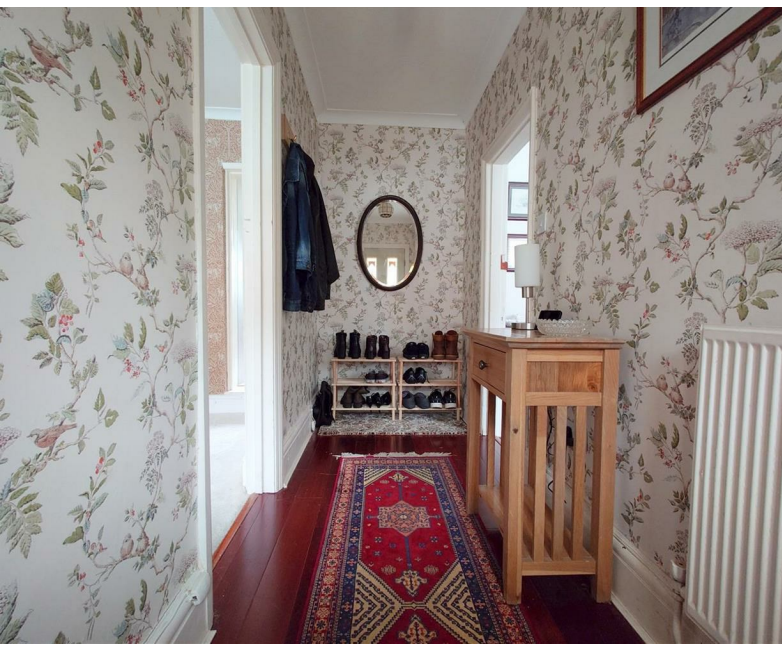


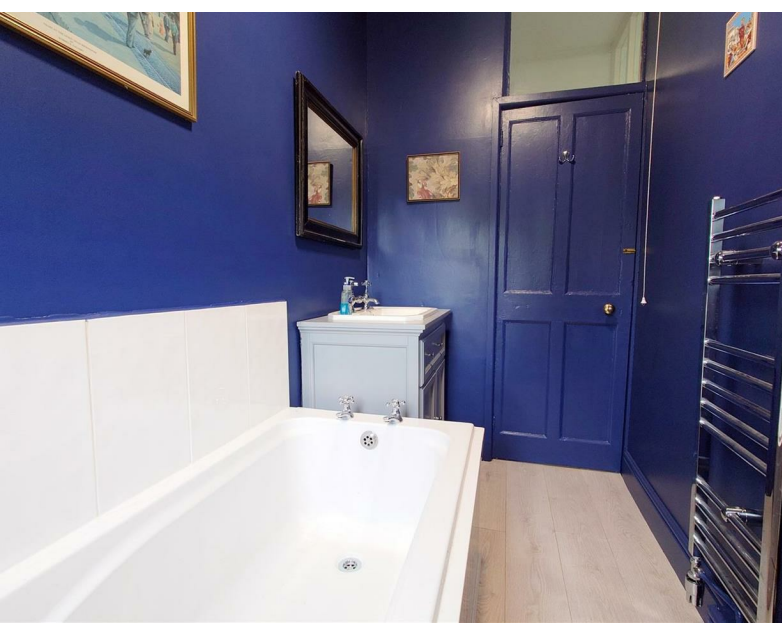
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ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.