

# ENGLANDS



34 Poole Crescent

Harborne, Birmingham, B17 0PB

£329,500





## PROPERTY DESCRIPTION

Extended and altered traditional style townhouse with central heating and double glazing as specified, hall & inner hall areas, two open plan kitchen/living rooms, two shower rooms/WC, four bedrooms (or two receptions/two bedrooms), good sized rear garden and front forecourt.

Poole Crescent is well situated just off Quinton Road in turn leading between Northfield Road and Harborne Lane. 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 Grove Park, The University train station also local retail parks at Selly Oak. Regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities are also close at hand.

The property itself is setback from the road behind an open forecourt area.

The accommodation which has been altered and extended can only be appreciated by a full internal inspection and comprises in more detail:





## GROUND FLOOR

### RECEPTION HALL

Having part glazed UPVC style entrance door and wood laminate style flooring. Door to first floor accommodation and further access door to:

### INNER HALL

Having laundry area with worktop and appliance space. Useful under stairs cloaks/storage cupboard.

### FRONT RECEPTION/BEDROOM ONE

2.97m max x 2.77m max excluding wardrobe (9'8" max x 9'1" max excluding wardrobe)

Currently used as a bedroom and having radiator, double glazed window also built-in cupboards/wardrobe with shelving and hanging rail.

### REAR RECEPTION/BEDROOM TWO

4.48m max x 2.03m max (14'8" max x 6'7" max)

Currently used as a bedroom and having radiator and double glazed window.

### OPEN PLAN KITCHEN/LIVING AREA REAR

6.87m max x 2.84m max (22'6" max x 9'3" max)

Having inset single drainer sink top with mixer tap and cupboards below, further base units with worktops over, wall cupboards, cooker hood and partial tiling to walls. The living area includes radiator, "Ideal" gas fired boiler and double glazed patio style doors to the rear garden.

### SHOWER ROOM/WC

2.37m max x 1.52m max (7'9" max x 4'11" max )

Having low flush WC, pedestal hand wash basin with mixer tap and separate tiled shower cubicle. Tiled floor and towel radiator.

## FIRST FLOOR

A door and staircase from ground floor hall leads to a landing area with roof hatch.

### OPEN PLAN KITCHEN/LIVING AREA FRONT

5.24m max x 3.74m max (17'2" max x 12'3" max)

Having inset single drainer sink top with cupboard below, further base units and appliance space with worktops over, wall cupboards, integrated oven with electric hob over and hood above. Partial tiling to walls, vent, radiator and two double glazed windows.

### BEDROOM THREE REAR

2.92m max x 2.87m max (9'6" max x 9'4" max )

Having radiator and double glazed window.

### BEDROOM FOUR REAR

2.93m max x 2.28m max (9'7" max x 7'5" max )

Having radiator and double glazed window.

### SHOWER ROOM/WC

1.95m max x 1.51m max (6'4" max x 4'11" max )

Having low flush WC, pedestal basin with mixer tap and separate tiled shower cubicle. Towel radiator, vent and tiled floor.

### OUTSIDE

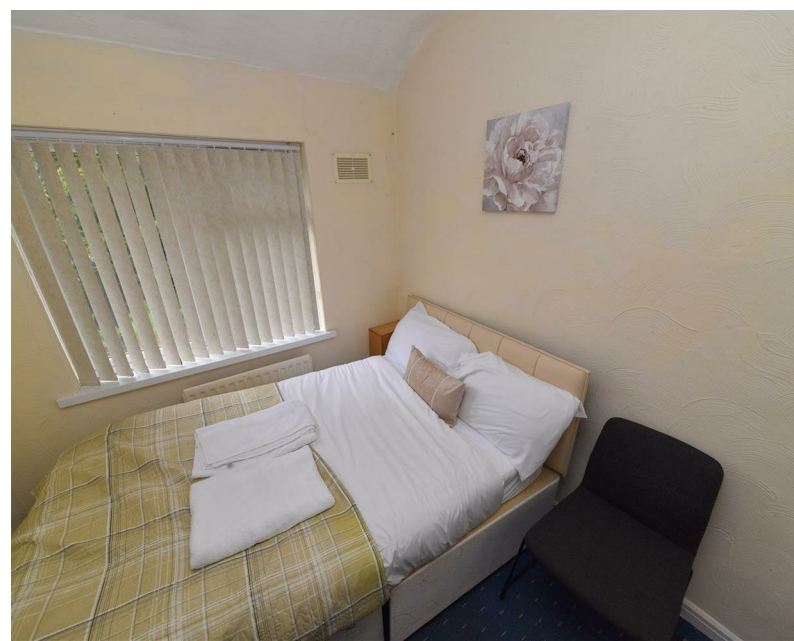
Good sized rear garden including terrace area and lawned area beyond with borders, trees and shrubs.

### ADDITIONAL INFORMATION

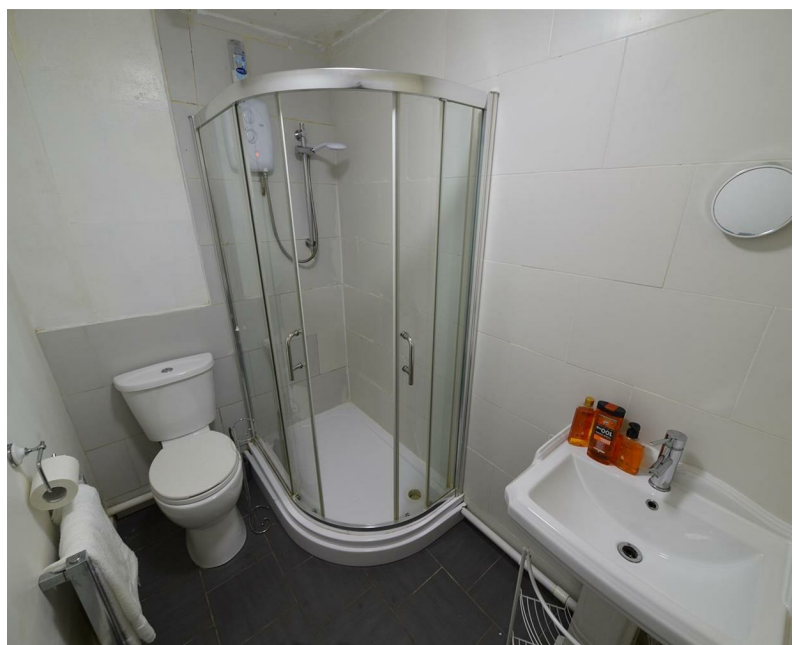
COUNCIL TAX BAND: B

TENURE: FREEHOLD

The property is licensed by Birmingham City Council as a HMO.



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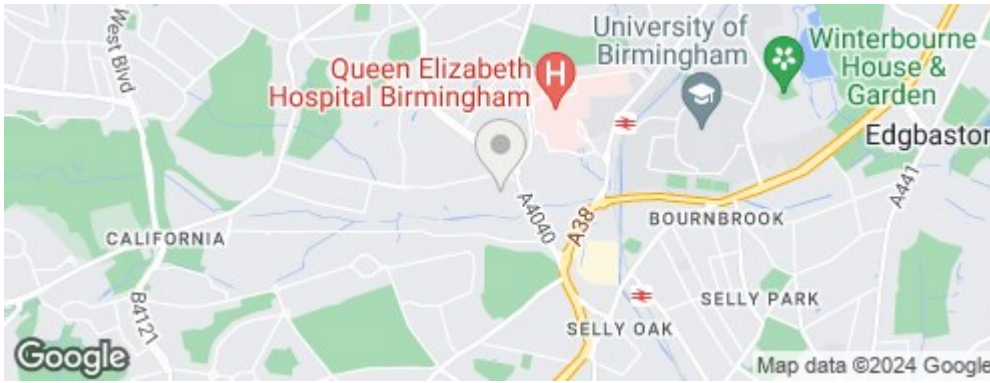




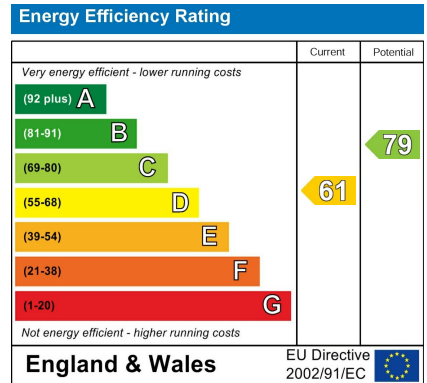
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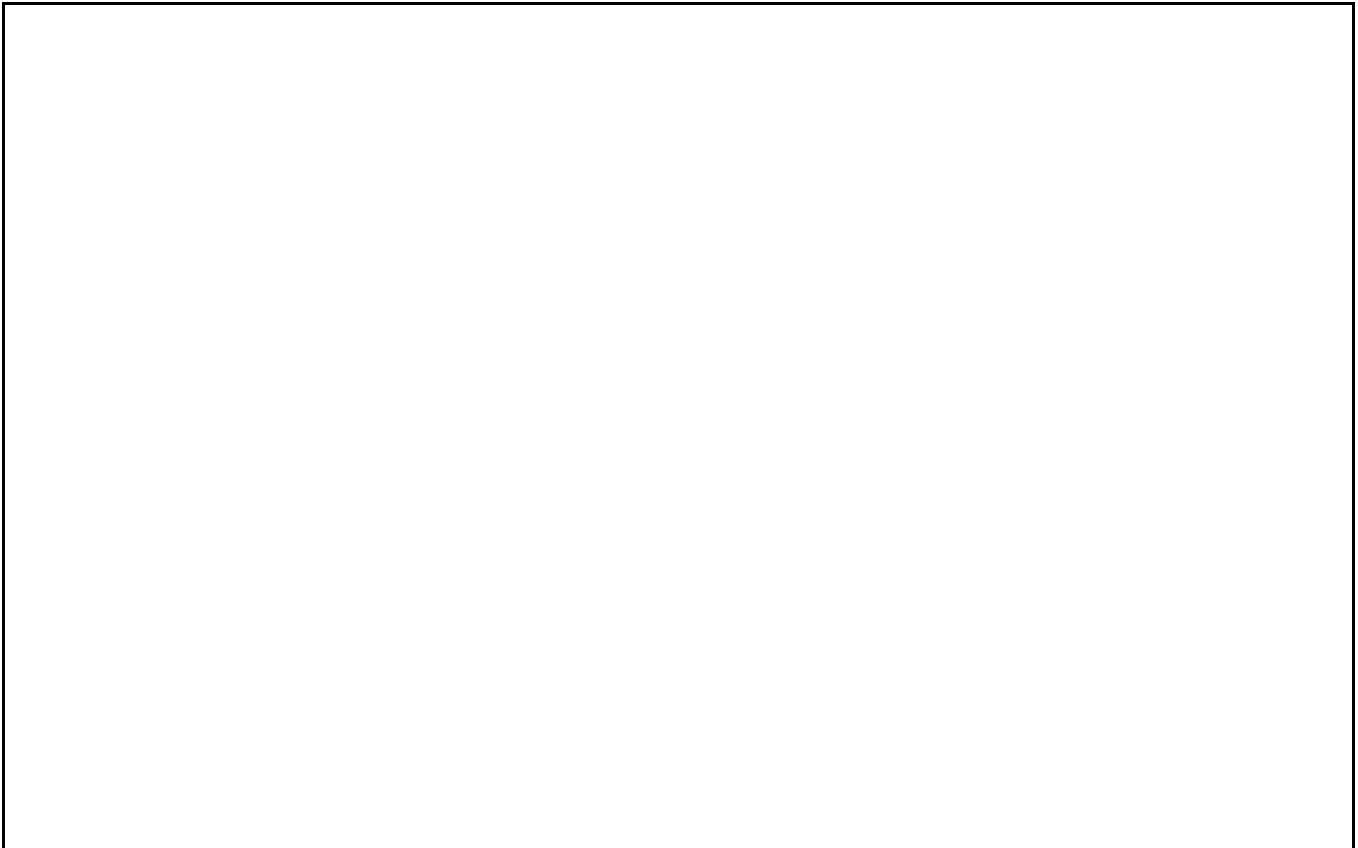
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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