

# ENGLANDS



10 Vale Close

Harborne, Birmingham, B32 2UU

£259,950







## PROPERTY DESCRIPTION

Modern three bedroomed terraced property set in quiet cul-de-sac location, being well-situated for Harborne and Birmingham city centre. Briefly comprising lawned fore garden, porch, living room, dining room, fitted kitchen, three bedrooms, bathroom, separate WC, garage in separate block and enclosed rear garden.

Located in Vale Close off Wentworth Way, which in turn leads to Northfield Road, the Queen Elizabeth Hospital and Birmingham University are readily accessible. Harborne village is close by with a good range of shops, bars and restaurants. It provides access to the Bournvale Walk which in turn leads to Bourn Brook Walkway, a pleasant walk alongside the Bourn Brook leading from Harborne Lane to Woodgate Valley Country Park.

A viewing is recommended to fully appreciate the accommodation and location.



Tel: 01214271974



The property is set back from the road by a grass fore garden and path leading up to UPVC entrance door with obscured double glazed side panels opening into:

#### PORCH

Having obscured double glazed window, laminate flooring and meter cupboard. Inner door leads into:

#### LIVING ROOM

4.55m x 4.54m max (14'11" x 14'10" max)  
Having large UPVC double glazed windows overlooking the front, laminate flooring, radiator and two ceiling light points.

#### DINING ROOM

3.46m max x 2.28m max (11'4" max x 7'5" max)  
Having laminate flooring, radiator, ceiling light point and UPVC double glazed sliding patio doors to the rear garden.

#### KITCHEN

2.77m max x 2.15m max (9'1" max x 7'0" max)  
Having a range of matching wall and base units, composite work surfaces, single bowl stainless steel sink drainer with mixer tap over and UPVC double glazed window overlooking the rear garden. Induction hob with electric oven below and wall-mounted extractor fan above, radiator, ceiling light point, laminate flooring and part complementary tiling to walls. Useful pantry cupboard suitable for appliance, also further pantry storage area with fitted shelving.

#### STAIRS RISING TO FIRST FLOOR ACCOMMODATION

#### LANDING

Having ceiling light point, loft hatch access and airing cupboard housing the gas Combi boiler.

#### BEDROOM ONE - REAR

4.55m max x 2.77m max (14'11" max x 9'1" max)  
Having two UPVC double glazed windows overlooking the rear garden, radiator and ceiling light point.

#### BEDROOM TWO - FRONT

2.92m max x 2.7m max (9'6" max x 8'10" max)  
Having UPVC double glazed window overlooking the front, radiator and ceiling light point.

#### BEDROOM THREE - FRONT

3.58m max into doorway x 1.83m max (11'8" max into doorway x 6'0" max)  
Having UPVC double glazed window overlooking the front elevation, radiator and ceiling light point.

#### BATHROOM

1.74m max x 1.68m max (5'8" max x 5'6" max)  
Having panel bath with wall-mounted electric shower over, wash hand basin with mixer tap over and built into vanity storage. Laminate flooring, ceiling light point, full complementary tiling to walls and extractor fan.

#### SEPARATE WC

Having low flush WC with concealed cistern, laminate flooring and ceiling light point.

#### OUTSIDE

Enclosed southerly facing rear garden having fence panels to three sides, paved seating area, lawn and range of evergreen shrubs and trees.

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: C

Garage in separate block.





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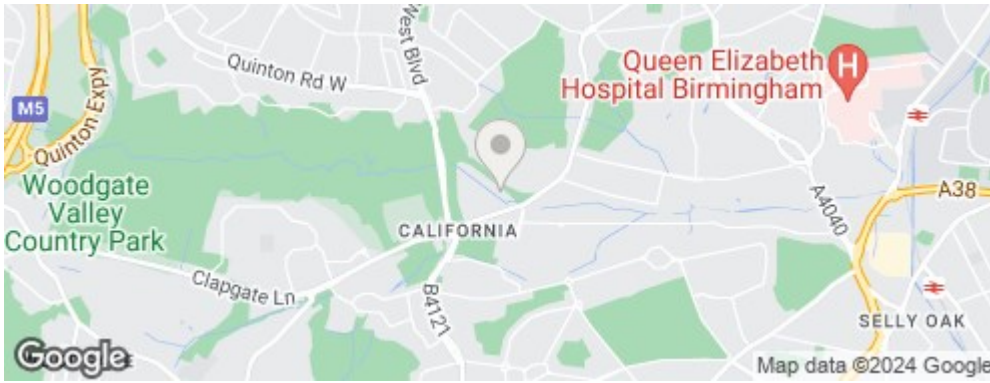




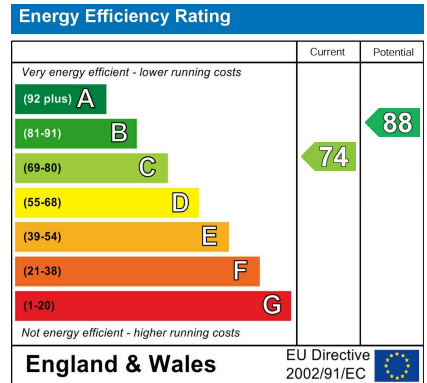
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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