

ENGLANDS



113 Park Hill Road

Harborne, Birmingham, B17 9HH

£375,000





PROPERTY DESCRIPTION

Welcome to this charming property located on Park Hill Road in the sought-after area of Harborne, Birmingham. This delightful end town house has three bedrooms and two bathrooms.

One of the standout features of this property is the convenience of having parking space for 2 vehicles, a rare find in this bustling neighbourhood.

It is readily accessible to the Queen Elizabeth Hospital and Birmingham University as well as excellent local amenities in the Harborne High Street Area and regular transport services to comprehensive City Centre leisure, entertainment and shopping facilities.

NO CHAIN.

Set back from the road with off-road parking and an enclosed rear garden, this three storey property warrants an internal inspection to fully appreciate the accommodation which comprises in more detail:



Tel: 01214271974



ON THE GROUND FLOOR

Having block paved driveway providing parking, dwarf wall boundaries to two sides, hedge and integral garage. Covered portico to front door.

ENTRANCE HALL

Entrance door with double glazed panels leads into hallway having fitted matting flooring to entrance area, ceiling light point, wall mounted electric heater and wood-style flooring. Door leads through to integral garage.

BEDROOM THREE/STUDY

2.78m max x 2.26m max (9'1" max x 7'4" max)

Having double glazed window overlooking the rear garden, wall mounted electric heater and ceiling light point.

SHOWER ROOM

Having shower cubicle with wall mounted electric shower, wall mounted wash handbasin, low flush WC, full complementary tiling to walls, extractor fan, ceiling light point and wall mounted Dimplex electric heater. Wood-style flooring.

GARAGE

Metal up and over door into garage having wall mounted electric heater, ceiling light point, electric meters, double glazed window overlooking the garden, plumbing for washing machine, power points and door through to rear garden.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

Half landing - Having double glazed window to the front elevation and further stairs to the first floor landing. Ceiling light point, wall mounted electric heater and double glazed window to the side.

BEDROOM ONE - REAR

3.11m max x 2.75m max (10'2" max x 9'0" max)

Having fitted wardrobes, ceiling light point, wall mounted electric heater and double glazed window overlooking the rear garden.

BEDROOM TWO - FRONT

3.64m max x 2.81m max (11'11" max x 9'2" max)

Having double glazed window overlooking the front elevation, ceiling light point and wall mounted electric heater.

BATHROOM

2.3m max x 1.81m max (7'6" max x 5'11" max)

Having panelled bath with wall mounted electric shower over and side screen, full complementary tiling to walls, ceiling light point, extractor fan and wall mounted Dimplex electric heater, pedestal wash handbasin with mixer tap over. Double glazed obscured window to rear, low flush WC, vinyl flooring, wall mounted mirrored cabinet, shaver point and airing cupboard housing the hot water tank.

SECOND FLOOR LANDING

Having recessed ceiling spotlight, wall mounted electric heater, double glazed window and loft hatch access.

LIVING/DINING ROOM

5.71m max x 3.65m max (18'8" max x 11'11" max)

Being dual aspect and having double glazed sliding doors to Juliet balcony overlooking the front aspect, recessed ceiling spotlights and double glazed window overlooking the rear. Wall mounted electric heater with fitted ornate cover and security answerphone for the front door.

KITCHEN

2.71m max x 2.46m max (8'10" max x 8'0" max)

Having a range of matching wall and base units, recessed ceiling spotlights and double glazed window overlooking the rear. 1 1/2 bowl stainless steel sink drainer, integrated electric oven, electric hob and wall mounted extractor fan over, two appliance spaces, laminate flooring and partial complementary tiling to walls.

OUTSIDE

Rear garden having brick and fence boundaries.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D



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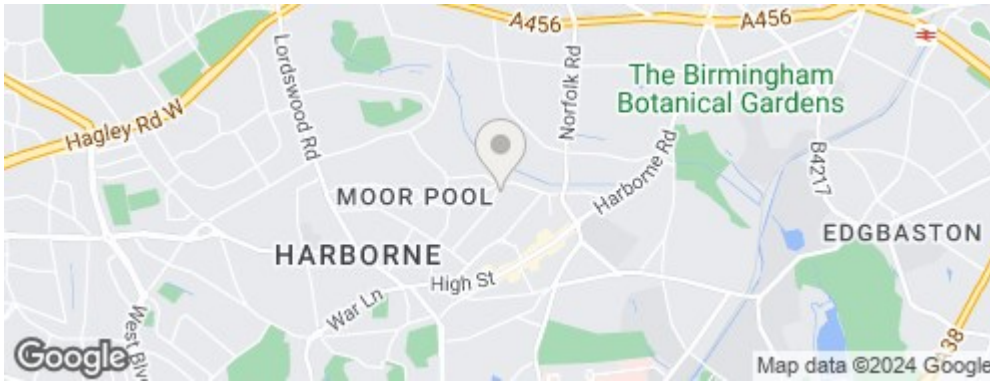




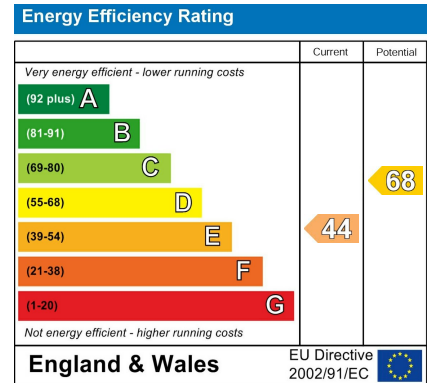
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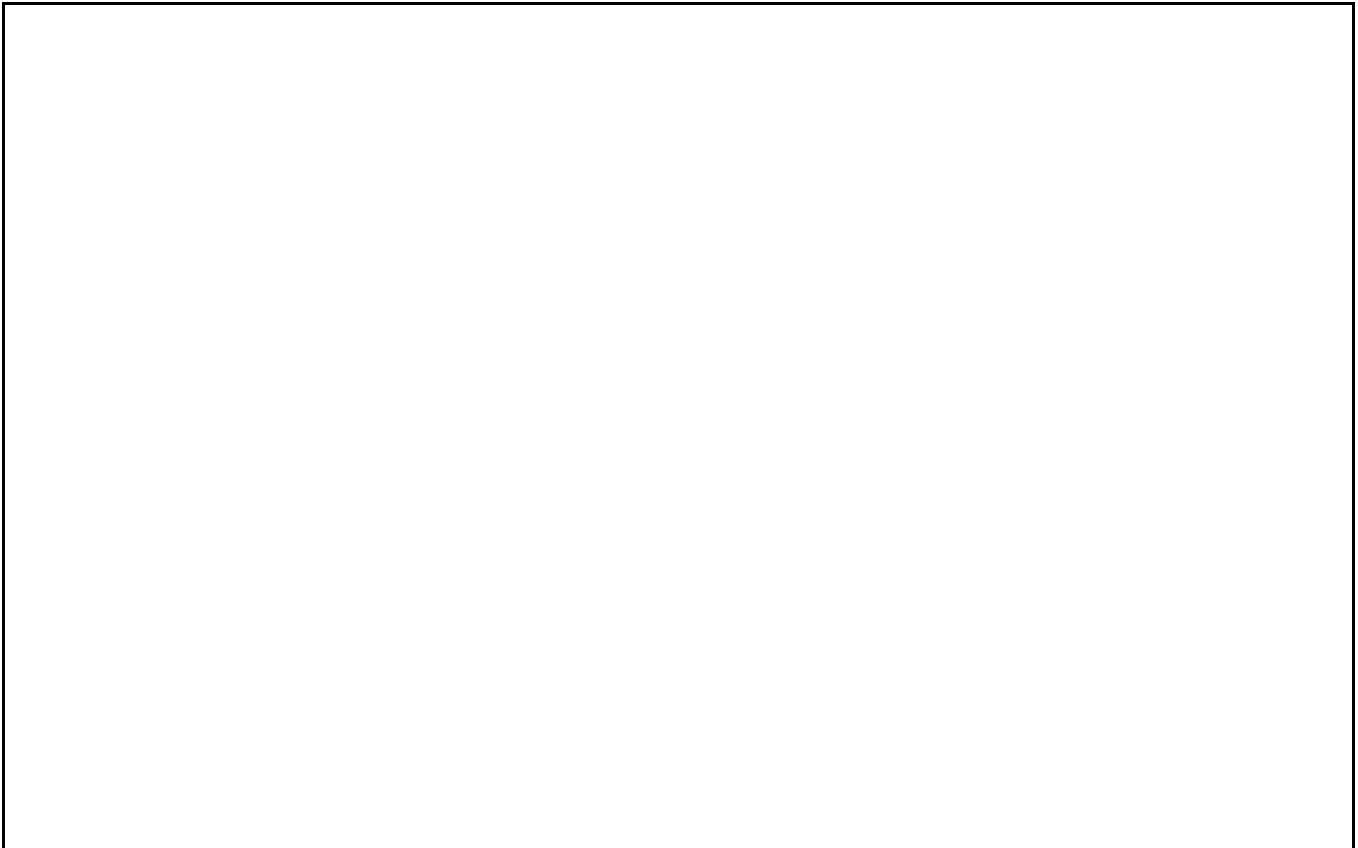
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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