

ENGLANDS



182 War Lane

Harborne, Birmingham, B17 9RU

£305,000





PROPERTY DESCRIPTION

A well-presented, traditional terraced property comprising living room, dining room, kitchen, two bedrooms, newly refurbished bathroom and enclosed garden with communal access behind. Central heating and double glazing as specified.

The property is well situated, set back behind a service road on War Lane, Harborne. 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. Also good local primary schools, two golf courses and regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities.

An internal inspection is essential to fully appreciate the accommodation and location which comprises in more detail.



Tel: 01214271974



The property is set back from the road behind a service road and approached via a fore garden with steps leading to:

ENTRANCE DOOR

DINING ROOM

3.72m max x 3.89m into bay (12'2" max x 12'9" into bay)

Having UPVC double glazed bay window with shutters, ornate fireplace having timber surround with tiled insert and hearth, radiator, ceiling light point, ceiling rose and coving to ceiling.

LIVING ROOM

3.74m max x 4.69m max (12'3" max x 15'4" max)

Having understairs storage cupboard, radiator, ceiling light point, ceiling rose, coving to ceiling, dado rail, UPVC double glazed window and timber surround fireplace with recently serviced gas burner. Door leading to first floor accommodation.

KITCHEN

3.73m max x 1.93m max (12'2" max x 6'3" max)

Having a range of matching wall and base units, partial tiling to wall, ceiling light point, plumbing for washing machine and dishwasher, UPVC double glazed window, integrated fridge and freezer, Smeg oven with gas hob and extractor fan over and wall mounted Valiant boiler. Glass panelled door leading to garden.

Stairs rising to first floor accommodation.

LANDING

Having two ceiling light points and loft hatch with drop down ladder.

BEDROOM ONE FRONT

3.73m max x 3.43m max (12'2" max x 11'3" max)

Having UPVC double glazed windows, ceiling light point, radiator, coving to ceiling, picture rail and built-in storage cupboard.

BEDROOM TWO

2.84m max x 3.74m max (9'3" max x 12'3" max)

Having ceiling light point, coving to ceiling, UPVC double glazed windows overlooking garden, radiator and built-in storage cupboard.

BATHROOM

1.96m max x 4.15m max (6'5" max x 13'7" max)

Having recessed ceiling spotlights, panelled bathtub with mixer tap over, partial tiling to wall, towel rail, UPVC double glazed obscured window and extractor fan. Low flush WC, storage vanity unit with hand wash basin with mixer tap over, fully tiled shower cubicle with wall mounted drench shower head and telescopic shower head.

OUTSIDE

REAR GARDEN

Having gravel side passageway, steps leading up to lawn. Fence panel borders to three sides. Brick built outbuildings one having a power point and the other having high flush WC and hand wash basin.

ADDITIONAL INFORMATION

Tenure: FREEHOLD

Council Tax Band: C



ENGLANDS

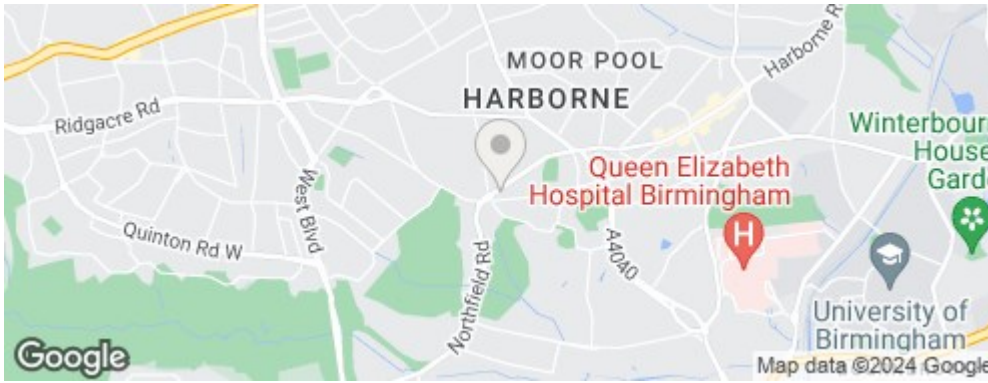




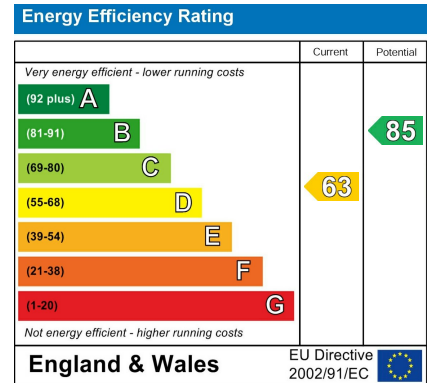
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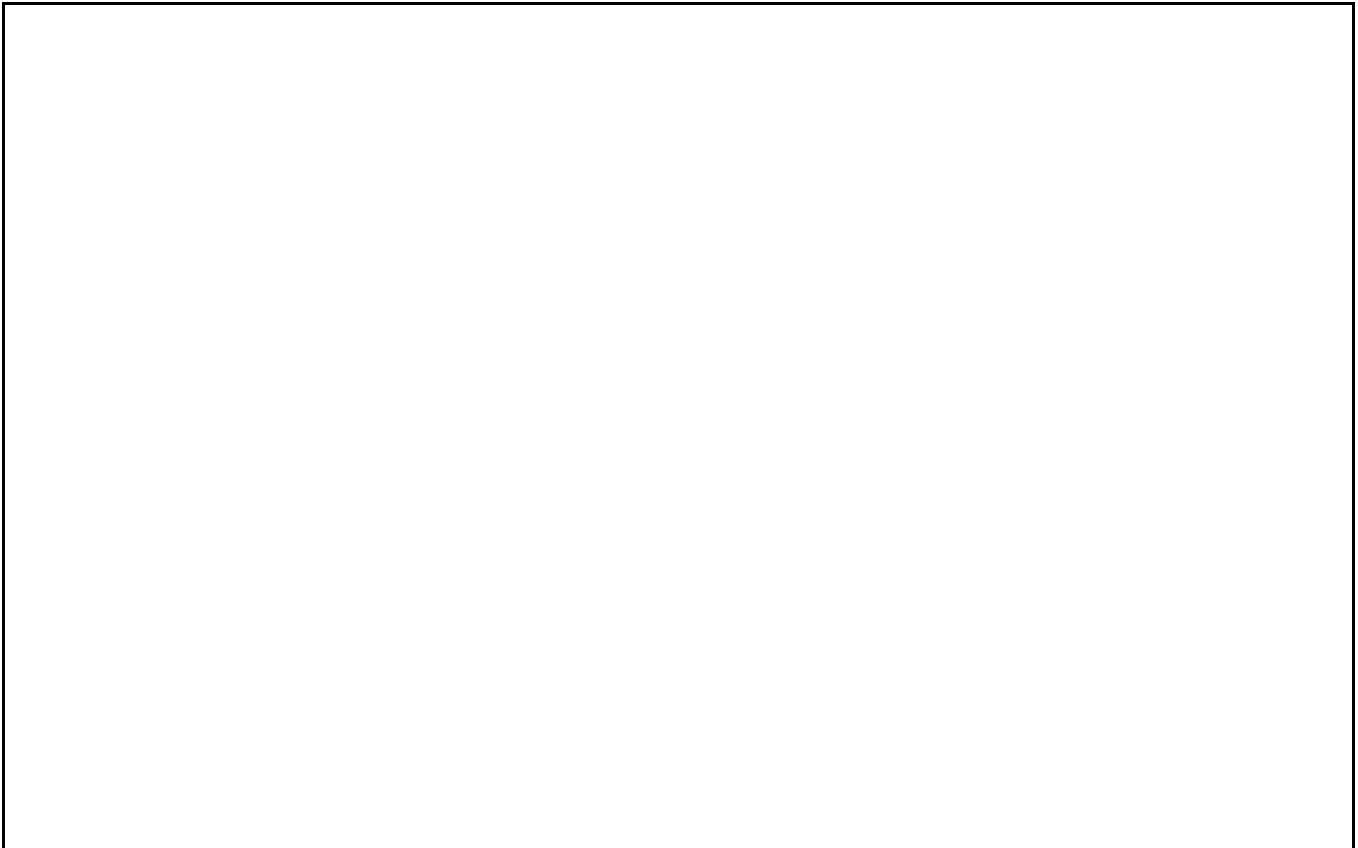
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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