

# ENGLANDS



182 War Lane

Harborne, Birmingham, B17 9RU

£292,000







## PROPERTY DESCRIPTION

A well-presented, traditional terraced property located in a sought after area, comprising living room, dining room, kitchen, two bedrooms, newly refurbished bathroom with shower and bath, and enclosed garden with communal access behind. The property includes central heating and double glazing as specified.

Conveniently located, the property is set back behind a service road on War Lane, Harborne which in turn leads off Harborne High Street/Lordswood Road and Northfield Road. 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 area is also well served by local primary schools, two golf courses and frequent transport services that connect to the comprehensive leisure, entertainment, and shopping facilities in the City Centre.

An internal inspection is essential to fully appreciate the accommodation which comprises in more detail:





The property is set back from the road behind a service road and approached via a fore garden with shrubs and 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, ceiling light point, ceiling rose, ornate fireplace having timber surround with tiled insert and hearth, radiator and coving to ceiling.

## LIVING ROOM

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

Having useful 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 and 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. Door leading to rear access to the property.

## ADDITIONAL INFORMATION

Council Tax Band: C

Tenure: FREEHOLD





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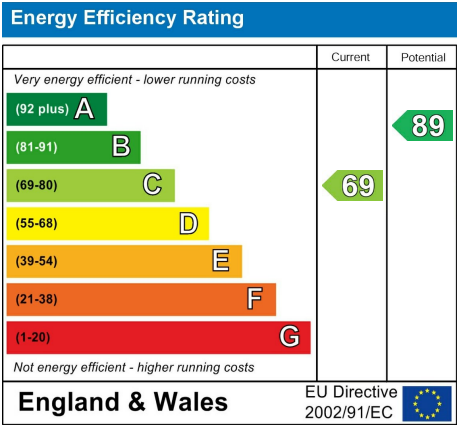




ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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