

ENGLANDS



118 Osmaston Road
Harborne, Birmingham, B17 0TN

£420,000





PROPERTY DESCRIPTION

Traditional style, extended semi-detached property having dual aspect living room/dining room, extended kitchen with kitchen island, conservatory, utility, ground floor WC, ground floor bedroom/study with ensuite, three first floor bedrooms, shower room, rear southerly facing garden and spacious driveway.

Osmaston Road is well situated between Elford Road and Northfield Road, just a short distance from local shops. 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 and Selly Oak. Also regular transport services leading to comprehensive City Centre leisure, entertainment and shopping facilities.

The property itself is set back from the road with a double driveway. There is no chain.

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



Tel: 01214271974

PORCH

Having an enclosed space behind a UPVC double glazed double doors, double glazed window, wall light and wood style tiled parquet flooring. Glass panelled entrance door leading to:

HALLWAY

Having radiator, wooden style tiled parquet flooring, two ceiling light points, recessed ceiling spotlights, cupboard housing gas meter, wall mounted electric meter and stairs rising to first floor accommodation.

LIVING/DINING ROOM

9.04m into bay x 3.20m max (29'7" into bay x 10'5" max)

Being dual aspect and having UPVC double glazed bay window, coving to ceiling, recessed ceiling light points, wall lights, wall mounted electric fire and vertical radiator. UPVC double glazed double doors and windows leading to conservatory.

BEDROOM FOUR FRONT

Having a sliding door, UPVC double glazed window, recessed ceiling spotlights and built-in storage cupboard. Door leading to:

ENSUITE SHOWER ROOM

1.17m max x 1.79m into shower (3'10" max x 5'10" into shower)

Having tiling to walls, extractor fan, shower cubicle with wall mounted showerhead, low flush WC, wall mounted hand wash basin with mixer tap over, tiled flooring and recess ceiling spotlights.

GROUND FLOOR WC

Having ceiling light point, low flush WC, wall mounted hand wash basin with mixer tap over, tiled splashback, tiled flooring and wall mounted radiator.

KITCHEN

3.69m max x 5.19m max (12'1" max x 17'0" max)
Having column radiator, recessed ceiling spotlights, skylight, kitchen centre island with storage, tiled flooring, a range of wall and base matching units, integrated Bosch dishwasher and 1 1/2 bowl sink drainer with mixer tap over. Partial tiling to walls, dual oven with five ring gas hob and extractor fan over, integrated Bosch microwave, cupboard housing Worcester boiler and door leading to utility. Opening to:

CONSERVATORY

2.98m max x 4.38m max (9'9" max x 14'4" max)
Having column radiator, vertical radiator, glazed roof, ceiling light fan, tiled flooring and UPVC double glazed double doors opening up to garden.

UTILITY

1.58m max x 2.23m max (5'2" max x 7'3" max)
Having recessed ceiling light points and plumbing for washing machines.

Stairs rising to first floor accommodation.

LANDING

Having ceiling light point and UPVC double glazed obscured window.

BEDROOM ONE FRONT

3.18m max x 4.59m max (10'5" max x 15'0" max)
Having UPVC double glazed bay window, bay window seat with storage, ceiling light point, built in storage cupboard and radiator.

BEDROOM TWO REAR

3.21m max x 4.57m max (10'6" max x 14'11" max)
Having UPVC double glazed window, window seat with storage, ceiling light point, built-in storage cupboard, radiator and loft hatch.

BEDROOM THREE FRONT

1.86m max x 2.01m max (6'1" max x 6'7" max)
Having UPVC double glazed window, ceiling light point and radiator.

SHOWER ROOM

2.54m into shower x 2.09m max (8'3" into shower x 6'10" max)

Having UPVC double glazed obscured window, low flush WC, hand wash basin with mixer tap and storage unit, recess ceiling spotlight, built-in shelving and tiling to walls. Shower cubicle with wall mounted showerhead, tiled flooring, extractor fan and vertical radiator.

OUTSIDE

REAR GARDEN

Steps leading down to paved patio, lawn, fence panels to two sides, paved pathway leading to wooden decking and brick built outbuilding. Southerly facing.

OUTBUILDING

4.55m max x 6.99m max (14'11" max x 22'11" max)
Having two double glazed windows, three Velux ceiling windows, recessed ceiling spotlights, ceiling light point and double glazed double doors opening up to garden.

ADDITIONAL INFORMATION

Council Tax Band: D
Tenure: Freehold



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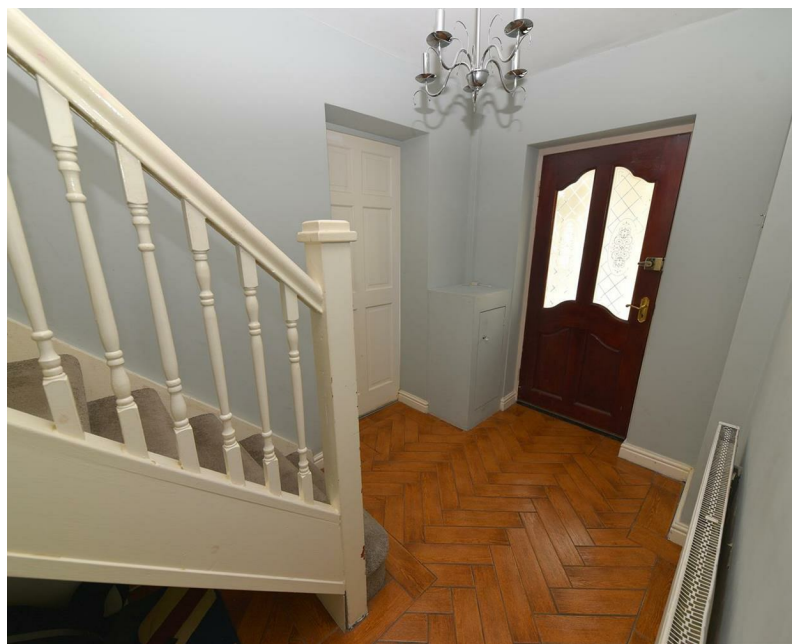
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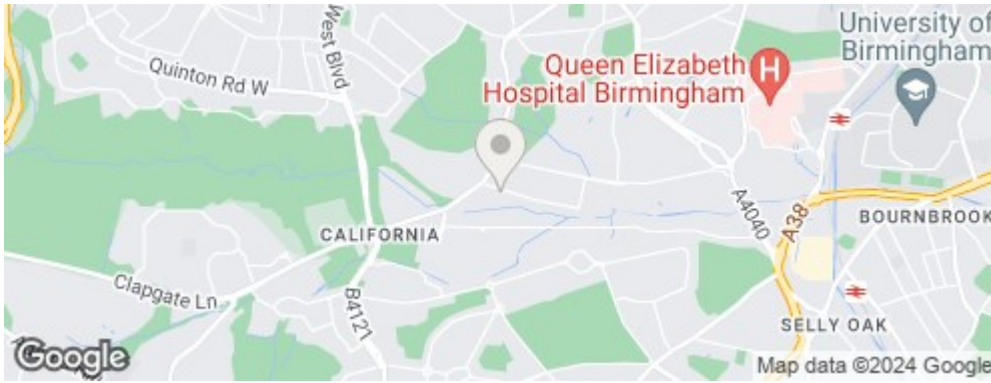




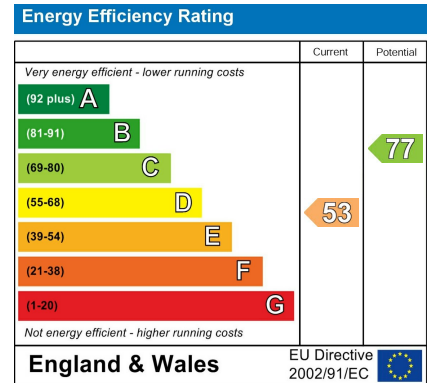
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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