

ENGLANDS



4 Weymoor Road

Harborne, Birmingham, B17 0RY

£315,000





PROPERTY DESCRIPTION

A traditional style, three bedroom semi detached property is ideally situated in this convenient and popular location within close proximity to the Queen Elizabeth Hospital, together with Birmingham University, Harborne village and Birmingham city centre. Local motorway networks are also readily accessible. Weymoor Road which runs between Northfield Road and Elford Road, just a short distance from local shops.

The property itself has the benefit of three bedrooms, two reception rooms, kitchen, utility area, bathroom, separate WC, garage and delightful southerly facing rear garden. Plus central heating and double glazing as specified.

The accommodation which can only be appreciated by an internal inspection comprises in more detail:



Tel: 01214271974



Set back from the road by a tarmac driveway, providing off road parking, gravel flower bed and ornate dwarf boundary wall. Double glazed sliding aluminium doors lead into porch. Inner door with leaded light glazed side panels leads into hallway.

HALLWAY

Having ceiling light point, laminate flooring, radiator, stairs rising to first floor accommodation and useful under stairs storage cupboard.

DINING ROOM

3.78m max into bay x 3.00m max (12'4" max into bay x 9'10" max)

Front of the property having laminate flooring, aluminium double glazed bay window to the front, radiator, three wall lights, fireplace with marble style surround, hearth and inset electric fire, and alcove with built-in shelving.

LIVING ROOM

5.00m max into bay x 3.02m max into recess (16'4" max into bay x 9'10" max into recess)

Having laminate flooring, three wall lights, radiator, coving to ceiling, fireplace with wooden surround and marble insert and hearth with fitted gas fire housing the back boiler behind. UPVC double glazed bay window with French door opening up to the rear garden.

KITCHEN

2.56m max x 2.30m max (8'4" max x 7'6" max)

Having a range of matching wall and base units, single bowl composite sink drainer with mixer tap over, UPVC double glazed window overlooking the garden, part complementary tiling to walls, composite work surfaces, breakfast bar area, appliance space and radiator. Sliding door leads to useful utility area.

PANTRY

Having fitted shelving and side window overlooking the utility area.

UTILITY

Having plumbing for washing machine, vinyl flooring, polycarbonate roof and WC having WC and wall mounted wash handbasin. Leading to:

GARAGE

Having fitted shelving, light and outward opening metal door. Also electric meters.

Stairs rising to first floor accommodation.

LANDING

Having double glazed UPVC obscured glass window, ceiling light point and loft hatch access.

BEDROOM ONE FRONT

3.97m max into bay x 3.10m max (13'0" max into bay x 10'2" max)

Having radiator, ceiling light point and aluminium double glazed bay window overlooking the front. Fitted wardrobes with mirrored sliding doors.

BEDROOM TWO REAR

3.50m max x 2.52m max to wardrobe front (11'5" max x 8'3" max to wardrobe front)

Having fitted wardrobes with sliding doors, radiator, picture rail, ceiling light point and double glazed UPVC window overlooking the garden.

BEDROOM THREE REAR

2.38m max x 2.21m max (7'9" max x 7'3" max)

Having UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.

BATHROOM

1.65m max x 1.64m max (5'4" max x 5'4" max)

Having panelled bath with mixer tap and wall-mounted electric shower over, pedestal wash handbasin, vertical radiator and airing cupboard housing the water tank. Ceiling light point, coving to ceiling, double glazed aluminium window with obscured glass to the front, and complementary tiling to walls.

SEPARATE WC

Having double glazed UPVC window with obscured glass, low flush WC, radiator and ceiling light point.

OUTSIDE

SOUTHERLY FACING REAR GARDEN

Delightful rear garden with an abundance of established evergreen shrubs, bushes and flowers, shed and fence panels to three sides.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

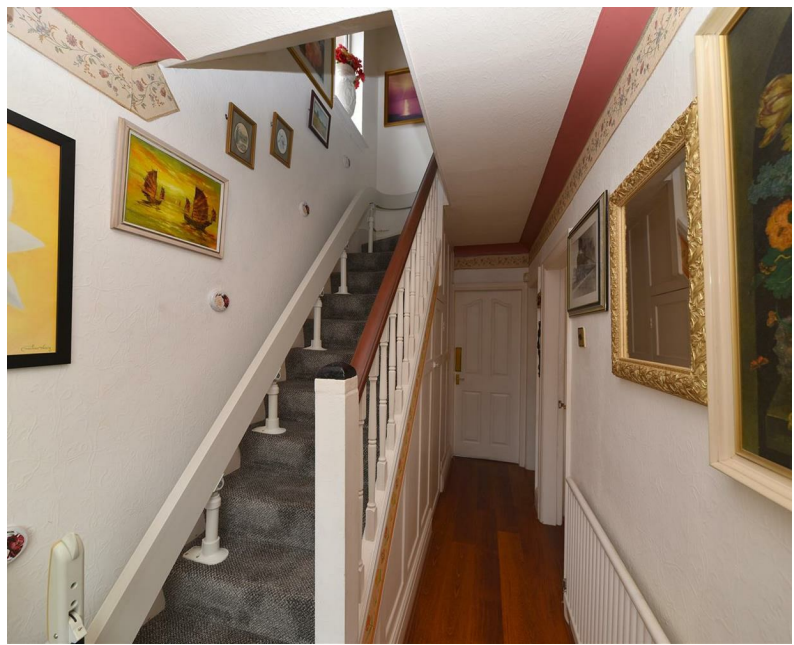


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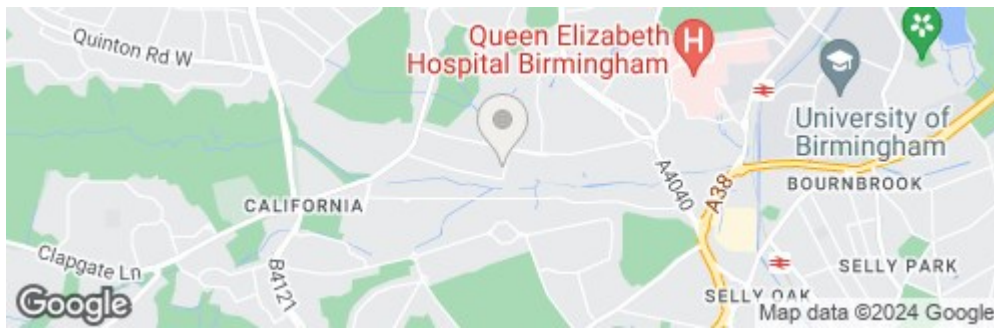




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ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOOR PLAN



We now have an **in-house Mortgage Adviser** with access to the whole of the market, offering exclusive rates and discounted fees for our clients here at Englands. We do find it can help a purchase if you have a mortgage agreed in principle when you make an offer. Please feel free to contact Ryan by calling **07792 686821** or email rchan@ccfpl.co.uk for any mortgage advice or just to pick his brains.

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Misrepresentation Act 1967

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