

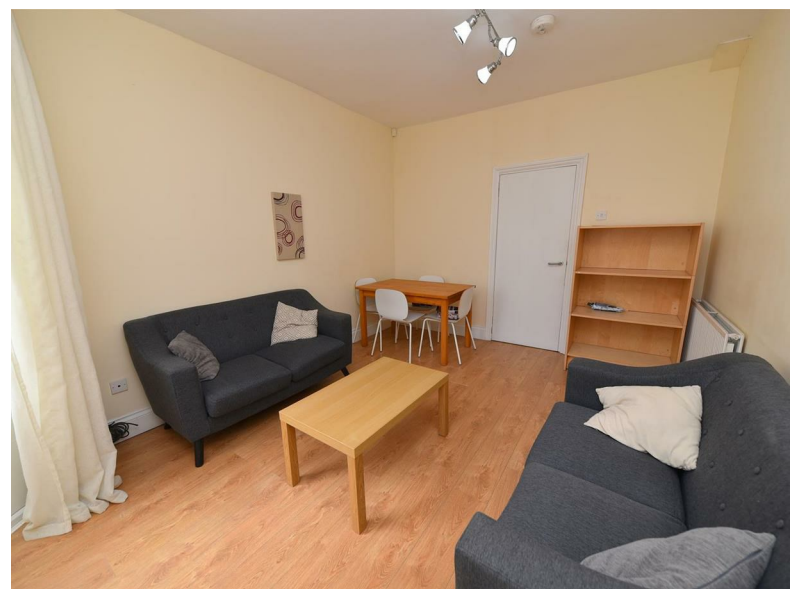
ENGLANDS



22 Bull Street

Harborne, Birmingham, B17 0HH

£343,000





PROPERTY DESCRIPTION

A traditional style terraced residence within walking distance to Harborne High Street. Central heating and double glazing as specified, reception hall, two reception rooms, kitchen, three bedrooms, two shower rooms and rear garden.

Bull Street is well situated between Harborne High Street and Greenfield Road. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as good local primary schools, excellent amenities on Harborne High Street and regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities.

The property itself is setback from the road behind a small fore garden.

An internal inspection is essential and recommended to fully appreciate the accommodation which is approached through a shared tunnel side entry having external door.



Tel: 01214271974



ENTRANCE HALL

Having ceiling light point, radiator, wooden style flooring and stairs rising to first floor accommodation. Useful under stairs storage cupboard having fuse board, ceiling light point and wooden style flooring. We have been advised there is a lift hatch access to the basement.

FRONT RECEPTION ROOM

4.00m max (into bay) x 3.42m max (into recess) (13'1" max (into bay) x 11'2" max (into recess))

Having two radiators, wooden style flooring, coving to ceiling, ceiling light point, UPVC double glazed bay window and cupboard housing electric meter.

REAR RECEPTION ROOM

3.32m max x 4.58m max (10'10" max x 15'0" max)

Having radiator, wooden style flooring, ceiling light point and UPVC double glazed window.

KITCHEN

1.97m max x 3.06m max (6'5" max x 10'0" max)

Having a range of matching wall and base units with worktop over, plumbing for washing machine and dishwasher. 1 1/2 bowl stainless steel sink drainer with mixer tap over and cupboard housing Worcester boiler. UPVC double glazed window overlooking side elevation, partial tiling to walls, integrated Beko electric oven with induction hob over and extractor fan. Tiled flooring, radiator, ceiling light point, and sliding door leading to:

INNER HALL

Having tiled flooring, ceiling light point and UPVC double glazed panel door leading to garden.

SHOWER ROOM

2.00m max x 1.39m max (6'6" max x 4'6" max)

Having radiator, ceiling light point, extractor fan, low flush WC, hand wash basin with mixer tap over and storage underneath, fully tiled shower cubicle with wall mounted electric shower, UPVC double glazed obscured window and tiled flooring.

Stairs rising to first floor accommodation.

LANDING

Having two ceiling light points, radiator and wooden style flooring. Spacious storage room having radiator, wooden style flooring, ceiling light point and loft hatch.

BEDROOM ONE FRONT

3.31m max x 4.43m max (into recess) (10'10" max x 14'6" max (into recess))

Having radiator, wooden style flooring, two UPVC double glazed windows and ceiling light point.

BEDROOM TWO

3.43m max x 3.45m max (11'3" max x 11'3" max)

Having radiator, wooden style flooring, UPVC double glazed window overlooking garden and ceiling light point.

BEDROOM THREE REAR

3.81m max x 1.99m max (12'5" max x 6'6" max)

Having radiator, wooden style flooring, UPVC double glazed window overlooking garden, ceiling light point and loft hatch.

SHOWER ROOM

2.19m max (including shower) x 1.19m max (7'2" max (including shower) x 3'10" max)

Having radiator, wooden style flooring, pedestal hand wash basin with tiled splashback, low flush WC and extractor fan. Ceiling light point, UPVC double glazed obscured window and shower cubicle with wall mounted showerhead.

OUTSIDE

REAR GARDEN

Side elevation having paved patio, brick wall boundary, outdoor storage area and access to the tunnel side entry. Leading to lawn with paved pathway and fence panels to three sides.

ADDITIONAL INFORMATION

Council Tax Band: C

Tenure: Freehold



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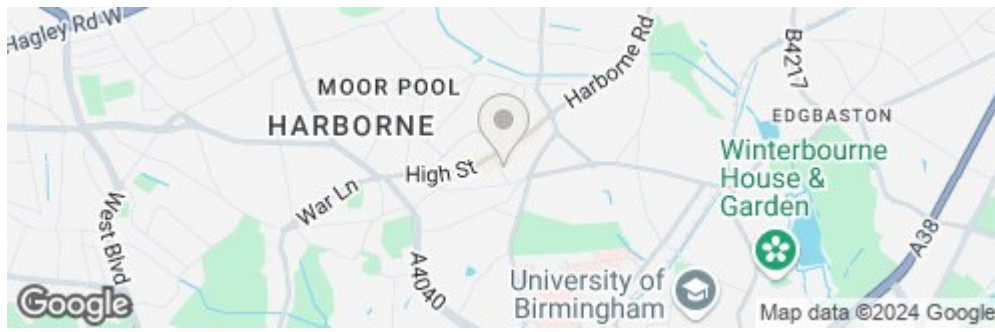




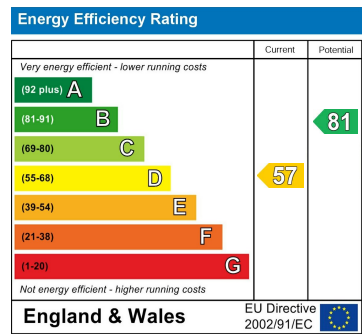
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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