

# ENGLANDS



27 Sedgehill Avenue  
Harborne, Birmingham, B17 0QR

£185,000





## PROPERTY DESCRIPTION

A two bedroom semi-detached property, having central heating, double glazed as specified, two bedrooms, reception room, kitchen, bathroom/WC with shower, garden room and rear garden. The property will benefit from some general improvements throughout. The property may not be considered for a mortgage due to structural concerns regarding the lean-to and porch. Therefore, we advise that only cash buyers consider this opportunity.

Sedgehill Avenue leads off Ferncliffe Road, in turn leading off Grove Lane. Local shops and the delightful grounds of Grove Park are close by on Grove Lane. It is also readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham, the University Station and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street and Selly Oak, also regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities.

An internal inspection is essential to fully appreciate the accommodation which comprises in more detail. The property itself is set back from the road behind a good sized lawn area with a paved pathway.





## GROUND FLOOR

Door leading to side passageway plus further door into porch having UPVC entrance door with glazed panel leading into:

### ENTRANCE HALL

Having cupboard housing gas and electric meters, ceiling light point, radiator and double glazed window.

### RECEPTION ROOM

6.74m max x 3.44m max (22'1" max x 11'3" max) Having UPVC double glazed window, radiator, ceiling and wall light points and fireplace. Door leading to:

### SHOWER ROOM

2.07m max x 2.11m max (6'9" max x 6'11" max) Having radiator, pedestal wash basin, low flush WC, ceiling light point, wall mounted shower and window.

### KITCHEN

3.23m max x 2.52m max (10'7" max x 8'3" max) Having window, circular single bowl stainless steel sink drainer with mixer tap over, vinyl flooring, appliance space with gas connection, further appliance space, ceiling strip lighting, matching wall and base units, roll top work surface and door leading to side passageway.

### PASSAGEWAY

Comprising three sections. First area having three windows to the side elevation, wall light, further UPVC double glazed window to the hall and UPVC door through to second area having wall mounted Ideal gas boiler, ceiling light point, window to the side elevation. Door through to kitchen plus further door to garden room. Rear storage area with door leading to rear garden.

### GARDEN ROOM

Having UPVC window and patio doors, ceiling and wall light points with door leading to passageway.

## FIRST FLOOR

Stairs from hallway lead to first floor accommodation.

### LANDING

Having airing cupboard housing water tanks, wall mounted BAXI gas heater, ceiling light point, UPVC window and loft hatch.

### BEDROOM ONE FRONT

3.03m max x 4.44m max (9'11" max x 14'6" max) Having radiator, UPVC double glazed window, built in wardrobe and ceiling light point.

### BEDROOM TWO REAR

3.55m max x 3.44m max (11'7" max x 11'3" max) Having UPVC double glazed window, radiator and ceiling light point.

### BATHROOM

1.66m max x 2.51m max (5'5" max x 8'2" max) Having radiator and UPVC double glazed obscured window. Pedestal wash basin, medium flush toilet, panel bath, electric wall-mounted shower over bath, extractor fan, part tiling to wall and ceiling light point.

## OUTSIDE

### REAR GARDEN

Southerly facing with paved seating area, lawn, rear paved patio with greenhouse, two side fence panels and hedge border. Driveway to potential access to rear garden.

## ADDITIONAL INFORMATION

Council Tax Band: B

Tenure: Freehold

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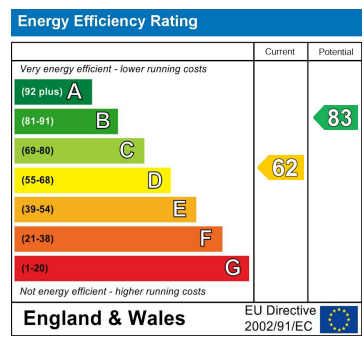
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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