

# ENGLANDS



21 Grays Road

Harborne, Birmingham, B17 9NX

£340,000







## PROPERTY DESCRIPTION

A mid-terraced Victorian property in this highly sought after location, walking distance to Harborne High Street. Comprising dining room, living room, fitted kitchen, converted basement, two bedrooms, bathroom/WC and loft area. Central heating, double glazing as specified and rear garden with side access. The property benefits from no upward chain.

Grays Road is situated between North Road and Harborne High Street with its excellent amenities. 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 and regular transport services leading through to comprehensive City Centre business, leisure, entertainment and shopping facilities.

The property itself is set back from the road by foregarden with wrought iron railings and pathway.

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



Tel: 01214271974



Entrance door leads into:

#### DINING ROOM

3.20m max x 3.91m max (10'5" max x 12'9" max)  
Having ceiling light point, radiator, built in storage cupboard, log burner with wooden surround and tiled hearth, further cupboard housing electric meter and UPVC double glazed bay window.

#### INNER LOBBY

Stairs leading to basement.

#### CONVERTED BASEMENT

3.85m max x 3.09m max (12'7" max x 10'1" max)  
Having ceiling light point, radiator and double glazed window.

#### LIVING ROOM

3.74m max x 3.96m max (12'3" max x 12'11" max)  
Having UPVC double glazed window overlooking garden, ceiling light point, coving to ceiling, gas fireplace with wooden surround and tiled hearth with door leading to first floor accommodation.

#### KITCHEN

1.89m max x 5.38m max (6'2" max x 17'7" max)  
Having wooden flooring, a range of matching base and wall units with worktop over, Beko electric oven with gas hob over and extractor fan, partial tiling to walls, two ceiling light points, single bowl sink drainer with mixer tap over, plumbing for washing machine, breakfast bar area, two UPVC double glazed windows and three Velux skylight windows. UPVC double glazed double windows leading to garden.

Stairs rising to first floor accommodation, accessed from living room.

#### LANDING

Having ceiling light point.

#### BEDROOM ONE FRONT

3.94m max x 3.24m max (12'11" max x 10'7" max)  
Having ceiling light point, radiator, double glazed window overlooking front, built-in storage cupboard and door leading to loft access with fitted timber loft ladder.

#### BEDROOM TWO REAR

3.05m max x 3.79m max (10'0" max x 12'5" max )  
Having ceiling light point, radiator and double glazed window overlooking garden.

#### BATHROOM

1.73m max x 3.65m max (5'8" max x 11'11" max)  
Having wooden style flooring, towel rail radiator, low flush WC, panelled bathtub with wall mounted showerhead, pedestal hand wash basin with mixer tap over, double glazed obscured window and storage cupboard housing Ideal boiler.

#### LOFT AREA

5.02m max x 4.78m max (16'5" max x 15'8" max)  
Accessed from bedroom one. Having two Velux windows, ceiling light point, exposed brick wall and wooden beams. Some of the room has a sloping ceiling with restricted headroom.

#### OUTSIDE

##### REAR GARDEN

Having paved patio area with steps down leading to lawn, fence panels to three sides and garden shed. Door leading to shared tunnel side entry.

#### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C





# ENGLANDS







# ENGLANDS





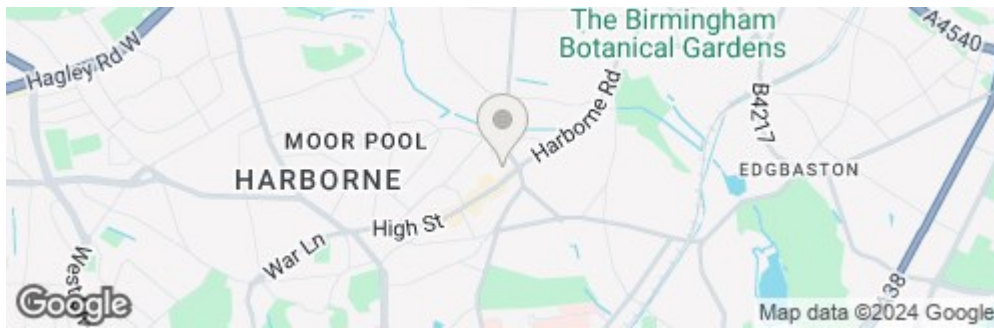


# ENGLANDS

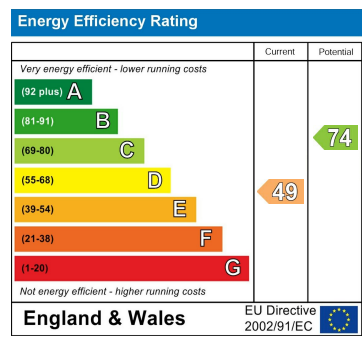




## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### **DISCLAIMER NOTICES**

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

### **Misrepresentation Act 1967**

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.