

ENGLANDS



29 Copperbeech Close

Harborne, Birmingham, B32 2HT

£315,000





PROPERTY DESCRIPTION

Extended modern-style property offering spacious lounge/dining room, study, utility room, breakfast kitchen, three bedrooms, bathroom, driveway, garage and larger than average rear garden. The property is set back from the road by a block paved driveway and lawned front garden.

Copperbeech Close is a good cul-de-sac location just off Tennal Road in turn leading between War Lane/Northfield Road and Tennal Lane. It is readily accessible to the Queen Elizabeth Hospital, the University of Birmingham, University Station and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street, also regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities. Local motorway connections are also readily accessible.



Tel: 01214271974



Porch canopy and composite front door with glazed panels leads into:

STUDY

3.59m max x 3.08m max (11'9" max x 10'1" max)
Having radiator, two ceiling light points, UPVC double glazed window overlooking the front, useful storage cupboard plus door leading into the garage. Stairs rising to first floor accommodation.

SPACIOUS LOUNGE/DINING ROOM

5.58m max x 3.8m max (18'3" max x 12'5" max)
Having UPVC double glazed window overlooking the garden plus UPVC double glazed sliding patio doors, laminate flooring, two ceiling light points and two radiators.

EXTENDED BREAKFAST KITCHEN

5.95m max x 2.9m max into doorway (19'6" max x 9'6" max into doorway)
Having tiled floor, a range of matching wall and base units, laminate work surfaces, aluminium double glazed window overlooking the rear garden, radiator, aluminium double glazed door with frosted glass leading out to the rear garden, recessed ceiling spotlights, further door leading into sitting room, single bowl stainless steel sink drainer with mixer tap over, integrated Bosch electric oven with Indesit electric hob over plus wall-mounted extractor fan and part complementary tiling to walls

UTILITY ROOM

2.53m max x 1.43m max (8'3" max x 4'8" max)
Having tiled floor, UPVC double glazed window with obscured glass to the front, wall-mounted Intergas Combi boiler, plumbing for washing machine, space for tumble dryer and recessed ceiling spotlights

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having ceiling light point, loft access hatch and useful walk-in storage cupboard.

BEDROOM ONE - REAR

3.69m max x 3.53m max (12'1" max x 11'6" max)
Having UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.

BEDROOM TWO - FRONT

3.75m max x 2.55m max (12'3" max x 8'4" max)
Having aluminium double glazed window overlooking the front, radiator, ceiling light point and built-in cupboard.

BEDROOM THREE - REAR

3.79m max x 2.18m max (12'5" max x 7'1" max)
Having double glazed UPVC window overlooking the garden, radiator and ceiling light point.

BATHROOM

Having panelled bath with wall-mounted shower over and side screen, aluminium double glazed window with obscured glass to the front, and extractor fan. Part complementary to walls, vertical radiator, ceiling light point, extractor, pedestal wash hand basin, low flush WC and wall-mounted mirrored cabinet with integrated shelving. Laminate flooring.

OUTSIDE

Good sized rear garden consisting of paved seating area, lawn, fence panels to three sides and evergreen shrubs.

GARAGE

Having metal up and over door, electricity and gas meters, and ceiling light point.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: C



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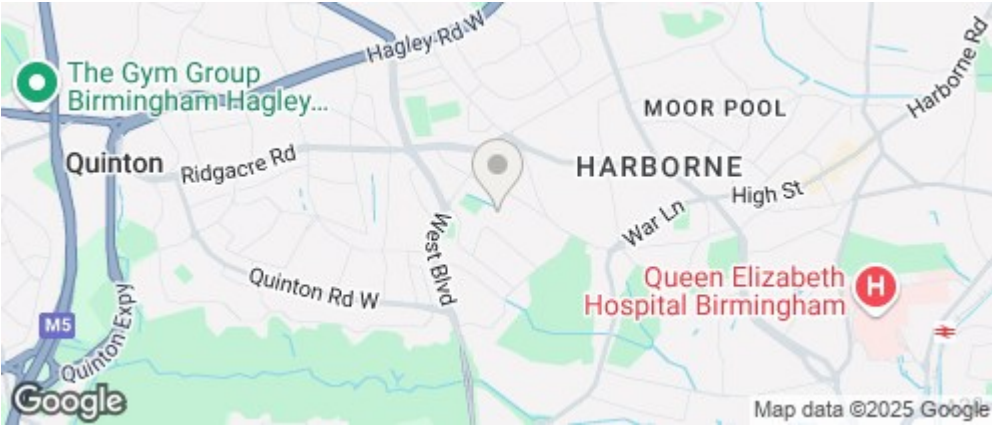




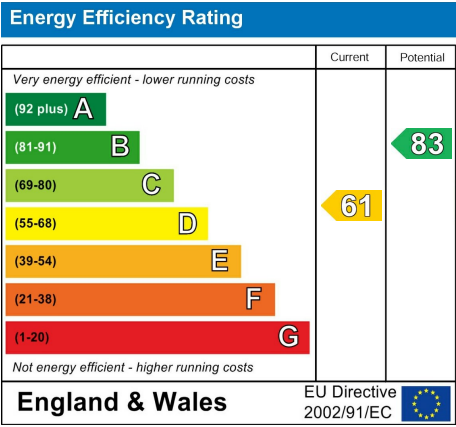
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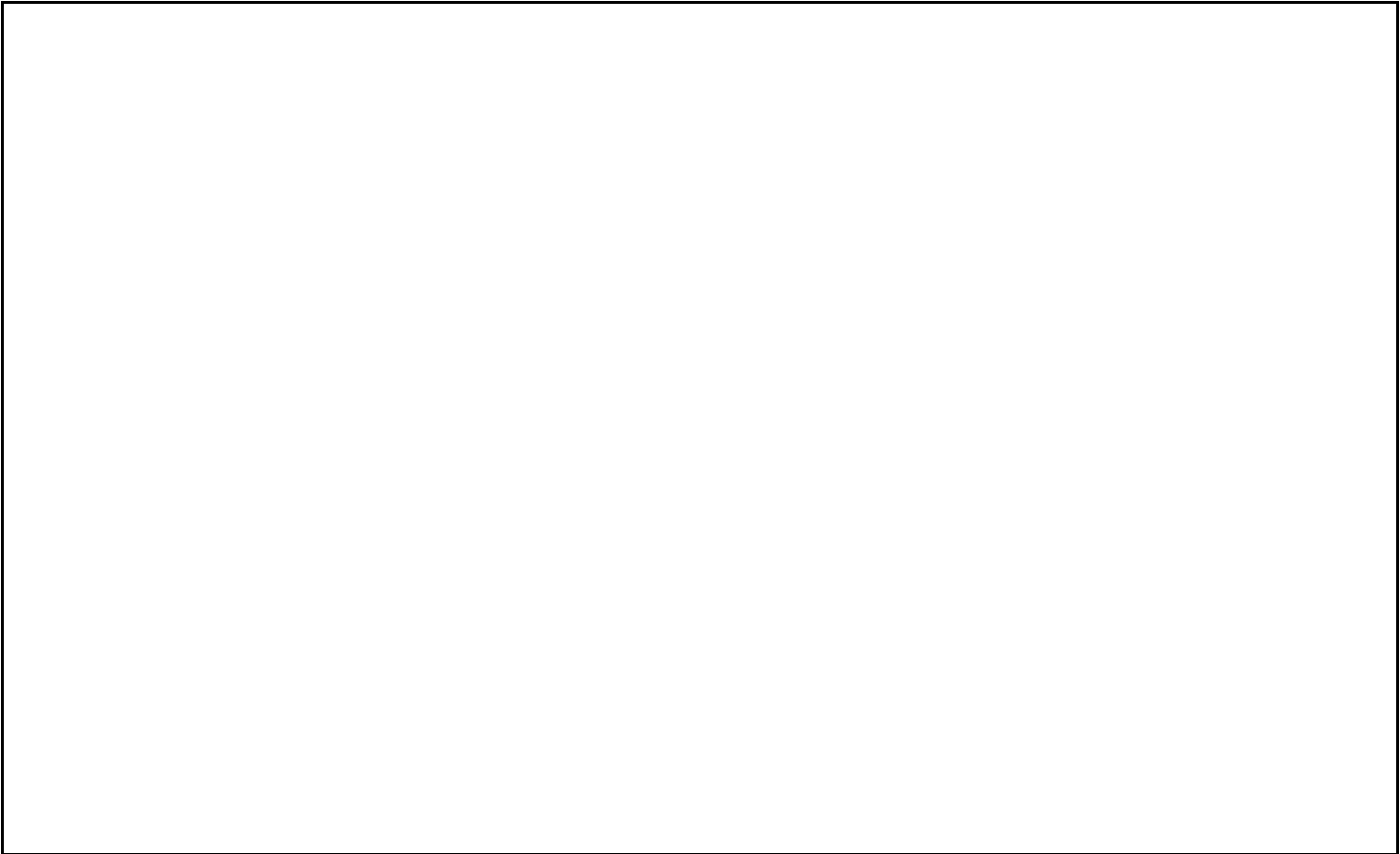
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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