

# ENGLANDS



21 Poole Crescent

Harborne, Birmingham, B17 0PE

£275,000







## PROPERTY DESCRIPTION

A refurbished, well located terraced property having entrance hallway, living room, kitchen, ground floor bathroom/WC and three bedrooms. Paved forecourt and rear garden. Please note the property has no chain.

Poole Crescent is well situated just off Quinton Road in turn leading between Northfield Road and Harborne Lane, being just walking distance to the Queen Elizabeth Medical Centre. It is readily accessible to the University of Birmingham and Harborne leisure centre as well as excellent amenities around Harborne High Street, the delightful grounds of Grove Park, the University train station plus local retail parks at Selly Oak. Regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities are also close at hand.

The property itself is setback from the road behind an open forecourt area.

The accommodation can only be appreciated by a full internal inspection and comprises in more detail:



Tel: 01214271974



## ON THE GROUND FLOOR

UPVC double glazed entrance door leads into:

### HALLWAY

Having porch area with alcove and UPVC obscured double glazed window, tiled style flooring, ceiling light point, wall light and radiator. Stairs rising to first floor accommodation.

### LIVING ROOM

5.28m (into bay) x 3.69m max (17'3" (into bay) x 12'1" max)

Having UPVC double glazed bay window, wooden style flooring, coving to ceiling, ceiling light point, radiator and useful built-in storage cupboard underneath stairs having wall mounted light.

### KITCHEN

2.89m max x 2.89m max (9'5" max x 9'5" max)  
Having UPVC double glazed window, ceiling light point, tiled style flooring and partial tiling to walls. A range of matching wall and base units with wooden style worktop, plumbing for washing machine, inset single sink drainer with mixer tap over, Lamona electric oven with gas hob over and extractor fan. UPVC double glazed door leading to garden.

### WC

Having low flush WC, ceiling light point and tiled style flooring.

### BATHROOM

1.59m max x 1.83m max (into shower) (5'2" max x 6'0" max (into shower))

Having panelled bathtub with waterfall mixer tap over and wall mounted telescopic and drench showerhead. Vent, tiled style flooring, hand wash basin with mixer tap over and storage underneath, low flush WC, ceiling light point, towel rail and UPVC obscured double glazed window.

## ON THE FIRST FLOOR

### LANDING

Having ceiling light point and loft hatch.

### BEDROOM ONE - FRONT

4.35m max x 3.29m max (14'3" max x 10'9" max)  
Having UPVC double glazed window, radiator, ceiling light point and built in storage cupboard housing Valiant gas boiler.

### BEDROOM TWO - REAR

3.88m max x 2.88m max (12'8" max x 9'5" max)  
Having UPVC double glazed window, radiator and ceiling light point.

### BEDROOM THREE - REAR

2.27m max x 2.89m max (7'5" max x 9'5" max)  
Having UPVC double glazed window, radiator and ceiling light point.

## OUTSIDE

### REAR GARDEN

Enclosed rear garden having paved patio and fence panels to three sides. Gate to side access.

## ADDITIONAL INFORMATION

Council Tax Band: B

Tenure: Freehold





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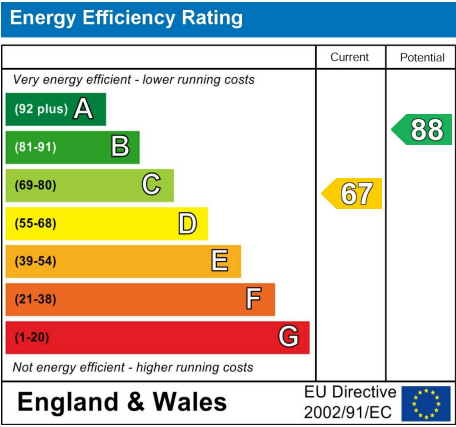
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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