

ENGLANDS



13 Court Oak Road

Harborne, Birmingham, B17 9TH

£650,000





PROPERTY DESCRIPTION

Substantial Victorian property located close to Harborne High Street, having the benefit of front driveway. This impressive home has retained many original features throughout, notably Minton tiles, original doors, sash windows, wooden flooring and decorative plasterwork and has been thoughtfully maintained by the current vendors.

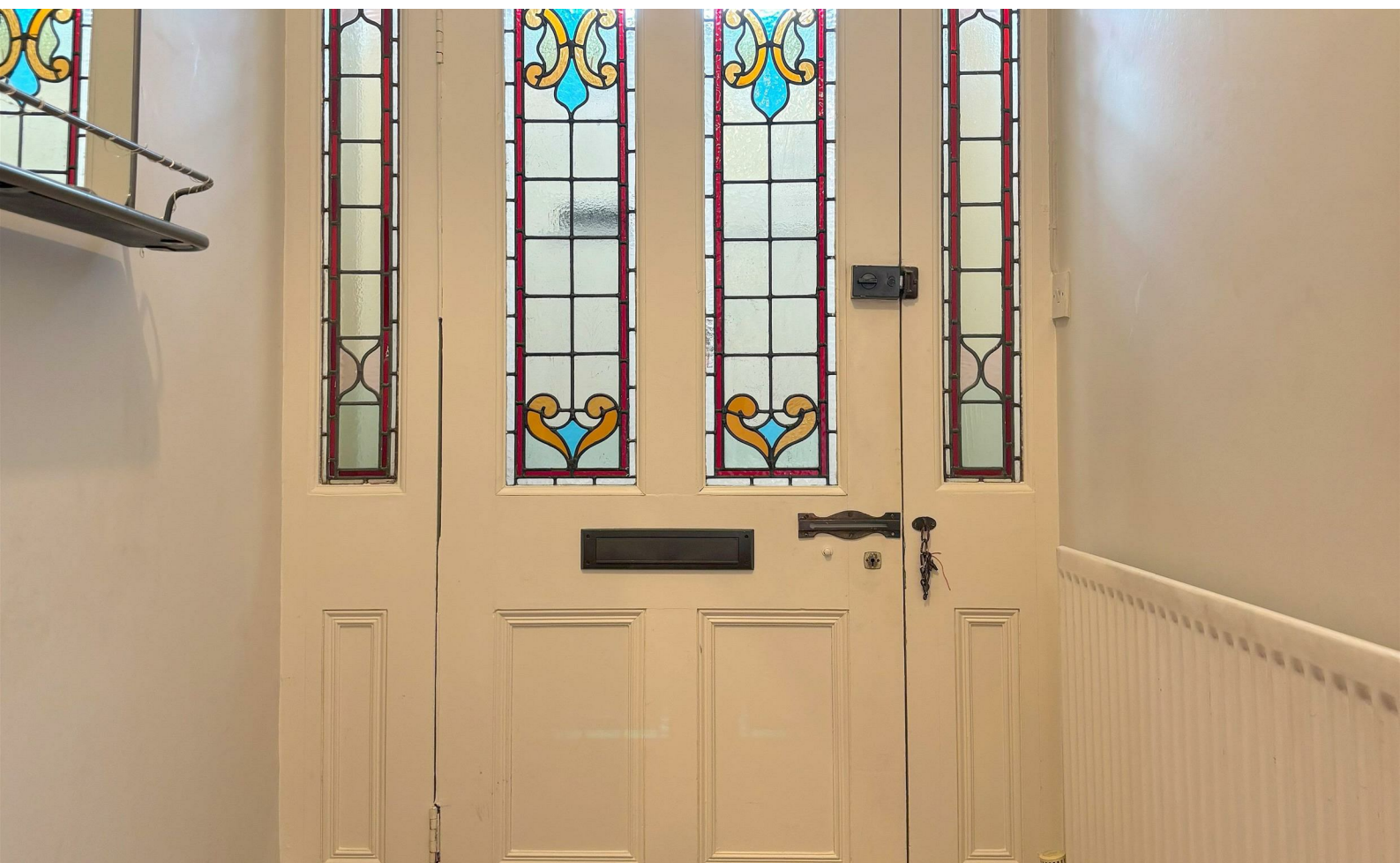
The property briefly comprises two reception rooms, spacious dining kitchen, utility area, ground floor shower room and four double bedrooms, dressing room/study and bathroom on the first floor. In addition, there is a well-established private rear garden. Viewing is highly recommended to fully appreciate the well-proportioned accommodation.

Set back from the road by block paved driveway and dwarf wall to the front, original double doors with fan light over lead into:





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VESTIBULE

Having original Minton tiled flooring, coving to ceiling, ceiling light point, meter cupboard housing the electricity meter and control panel for the solar powered PV system, original inner door with stained glass leaded light details with matching side panels and overhead glass panel leads into:

HALLWAY

Spacious hallway having original Minton tiled flooring, picture rail, coving to ceiling, ceiling light point, radiator, archway and stairs rising to first floor accommodation. Further hallway having two ceiling light points, radiator, two useful under stairs storage cupboards, coving to ceiling and original door leading out to the garden.

FRONT RECEPTION ROOM

5.66m max into bay x 4.33m max (18'6" max into bay x 14'2" max)

Having door with stained glass panels, UPVC double glazed bay sash window to the front elevation, deep skirting boards, picture rail, decorative coving to ceiling, ceiling rose, radiator, stripped original wood flooring, smokeless fuel stove mounted on slate hearth.

SITTING ROOM

4.45m max into bay x 3.97m max into recess (14'7" max into bay x 13'0" max into recess)

Rear of the property having original sash windows overlooking the gardens, radiator, coving to ceiling, picture rail, ceiling rose, wood burning stove with slate hearth set into recess, wood-style flooring, and ceiling light point.

GROUND FLOOR SHOWER ROOM

Having shower cubicle with wall-mounted shower, tiled floor, ceiling light point, low flush WC, original window with part obscured glass, radiator, wall-mounted wash hand basin and extractor fan. Further inner lobby with door leading through to kitchen.

DINING KITCHEN

6.54m max x 3.65m max (21'5" max x 11'11" max)

Spacious kitchen having original quarry tiled floors, an excellent range of matching gloss-fronted wall and base units, one and a half bowl stainless steel Franke sink drainer with mixer tap over, original sash windows with bespoke shutters fitted overlooking the side elevation, wood work surfaces, integrated Neff double electric oven, integrated Smeg gas hob with Smeg wall-mounted extractor fan above, radiator, three ceiling light points and cupboard housing the Worcester gas Combi boiler.

UTILITY AREA

3.8m max x 2.57m max (12'5" max x 8'5" max)

Having range of base units, two stainless steel sinks with drainer and mixer tap over, plumbing for washing machine and dryer, two windows overlooking the rear and timber door with glazed panel leading out to the rear garden. Ceiling light point and fitted shelving for storage.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

A galleried landing with space for large wardrobe or home office. Having archway, two ceiling light points, coving to ceiling, sash window to the side and door to further inner landing with ceiling light point and loft access hatch.

BEDROOM ONE

5.56m max into bay x 3.96m max into recess (18'2" max into bay x 12'11" max into recess)

Front having original stripped wood flooring, UPVC double glazed sash bay window to the front elevation, ceiling light point, working period cast iron fireplace, decorative coving to ceiling, and radiator.

DRESSING ROOM/STUDY/GYM

3.33m max x 1.95m max (10'11" max x 6'4" max)

Original door with stained glass panels, having UPVC double glazed sash window to the front, wood-style flooring, full height built in wardrobes and ceiling light point.

BEDROOM TWO

3.98m max into recess x 3.64m max (13'0" max into recess x 11'11" max)

Having original stripped wood flooring, period cast iron fireplace, original sash window overlooking the rear garden, radiator, picture rail, and ceiling light point.

BEDROOM THREE

3.61m max x 2.63m max (11'10" max x 8'7" max)

Having stripped and painted original wood flooring, original sash window to the side elevation, radiator, picture rail, ceiling light point and fitted wardrobe.

BEDROOM FOUR

3.64m max x 2.79m max (11'11" max x 9'1" max)

Rear of the property - having UPVC double glazed sash window with bespoke fitted shutters overlooking the rear garden, stripped and painted original wood flooring, fitted wardrobe, radiator, picture rail and ceiling light point.

BATHROOM

2.7m max x 1.94m max (8'10" max x 6'4" max)

Having panelled Jacuzzi bath, wash handbasin fitted into vanity storage, low flush WC with concealed cistern, wall-mounted mirrored cabinet, original sash window with partly obscured glass, ceiling light point, radiator, tile-effect flooring and tiled walls.

REAR GARDEN

Gated side access to the front of the property, outdoor tap, original blue brick paving area, delightful flowerbeds with gravel pathway having a range of evergreens, flowers, shrubs and trees, paved seating area surrounded by evergreens and steps up to lawn area.

Having an established range of evergreen shrubs, trees, including Magnolia and Camellia, fence panels to three sides, garden shed at rear and further circular paved seating area.

PERSONAL NOTE FROM THE VENDORS

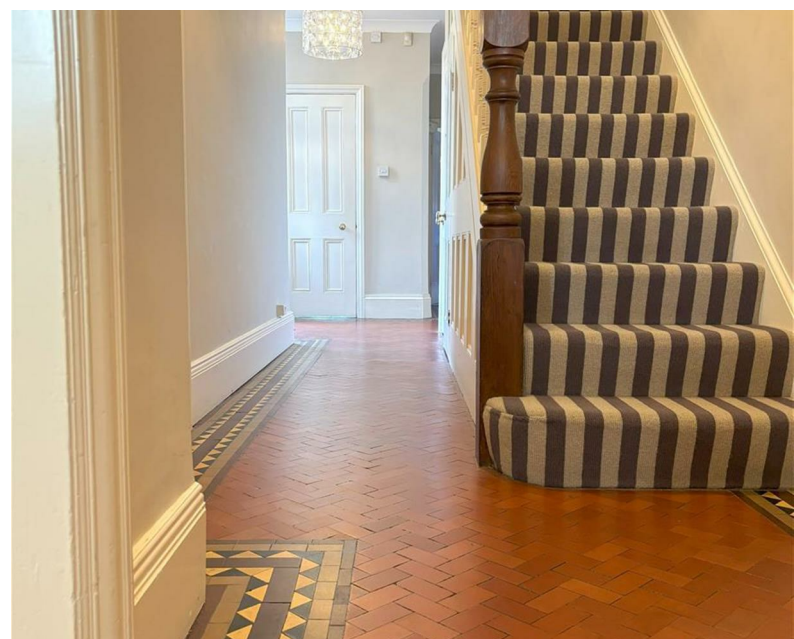
"We loved our house from the first viewing. It was the spacious kitchen dining room and the large private garden that really wowed us. We have been very happy here for over 25 years making changes along the way as our children have grown. And, the house has an interesting historical connection as it was previously owned by the parents of the poet, WH Auden who wrote, 'Stop all the Clocks' as featured in 'Four Weddings and a Funeral' and 'Gavin and Stacey'."

ADDITIONAL INFORMATION

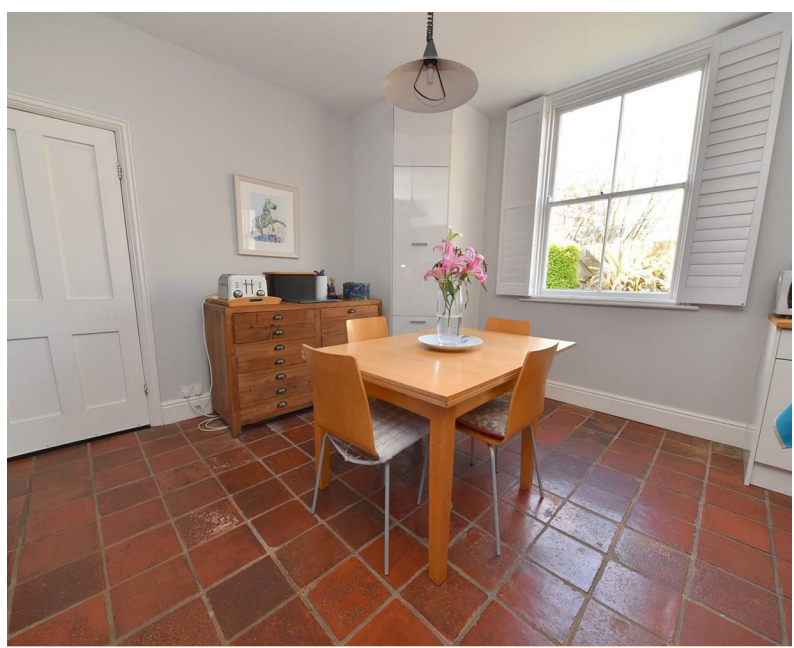
TENURE: FREEHOLD

COUNCIL TAX BAND: F

The property also benefits from solar panels which generate an income of around £1,300 per annum.

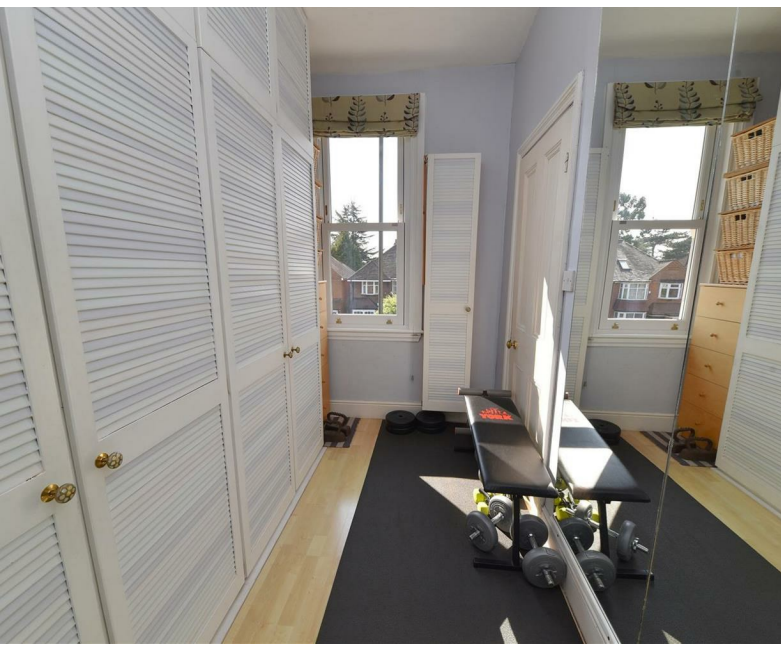


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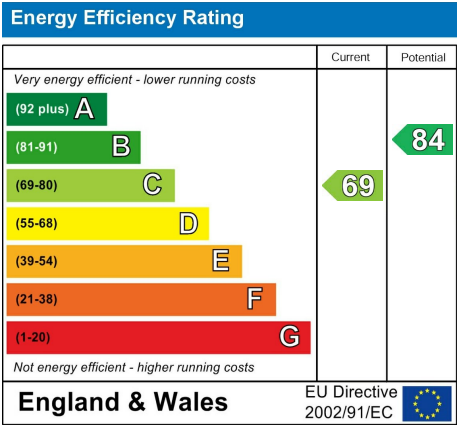
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ROAD MAP



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

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.