

ENGLANDS



24 Hampton Court Road

Harborne, Birmingham, B17 9AE

£210,000





PROPERTY DESCRIPTION

A well-situated traditional property having two reception rooms, extended kitchen, utility area, ground floor shower room, three bedrooms, one with ensuite, and rear garden. Central heating and double glazing as specified. Please note there is no chain.

The property is well-located in Hampton Court Road which leads between Earls Court Road and Court Oak Road. It is close to the delightful grounds of Queen's Park and readily accessible to the Queen Elizabeth Medical Centre, Birmingham University, Harborne Leisure Centre as well as regular transport services leading through Harborne to comprehensive city centre leisure, entertainment and shopping facilities. Local motorway connections to the M5 and M6 are also readily accessible. Harborne High Street is close by with its excellent range of bars, restaurants and shops, which include Marks and Spencer and Waitrose.

The property is set back from the road by a fore garden with shrubs and steps leading to:



Tel: 01214271974



Entrance door leads into:

LIVING ROOM

4.45m max x 3.47m max (14'7" max x 11'4" max)
Having UPVC double glazed window, fireplace with electric fire, tiled insert and timber surround, coving to ceiling, wooden style flooring, radiator, ceiling light point, wall light and cupboard housing electric meter. Glazed double doors leads into:

DINING ROOM

3.41m max x 3.46m max (11'2" max x 11'4" max)
Having ceiling light point, radiator, wooden style flooring, coving to ceiling, fireplace with electric fire, timber surround and tiled inset, alarm system and under stairs storage cupboards. Leading into:

KITCHEN

2.84m max x 3.30m max (9'3" max x 10'9" max)
Having tiled flooring, a range of wall and base units with wooden style work top over, two ceiling light points, plumbing for dishwasher, partial tiling to walls, skylight, UPVC double glazed window, 1 1/2 bowl sink drainer with mixer tap over, double electric oven, five ring gas hob with extractor fan over and appliance space. Leading into:

INNER LOBBY

Having ceiling light point, partial tiling to walls, plumbing for washing machine, tiled flooring and UPVC partial glazed door leading to garden.

SHOWER ROOM

Having tiled flooring, low flush WC, fully tiled shower cubicle with wall mounted shower head, pedestal hand wash basin, radiator, ceiling light point and UPVC obscured double glazed window.

Stairs rising to first floor accommodation.

LANDING

Having ceiling light point.

BEDROOM ONE REAR

3.48m max x 3.44m max (11'5" max x 11'3" max)
Having ceiling light point, radiator, UPVC double glazed window overlooking garden and door leading to:

ENSUITE

Having tiled flooring, panelled P shaped bathtub with mixer tap over and wall mounted showerhead and side screen, partial tiling to walls, towel rail, hand wash basin with mixer tap over and storage underneath, ceiling light point, low flush WC, UPVC double glazed obscured window and built in storage cupboard housing Worcester boiler.

BEDROOM TWO FRONT

3.47m max x 2.66m max (11'4" max x 8'8" max)
Having two UPVC double glazed windows, radiator, ceiling light point, alcove with ceiling light point and built in storage cupboard.

Stairs rising to second floor accommodation.

BEDROOM THREE

3.50m max x 4.30m max (11'5" max x 14'1" max)
Having ceiling light point, radiator, Velux double glazed window and eaves storage. Some of the room has a sloping ceiling with restricted headroom.

OUTSIDE

Having fence panels to 3 sides, paved patio area with steps leading up to gravel garden, further rear patio, shed, a range of trees, shrubs and plants, and gate leading to rear shared accessed.

ADDITIONAL INFORMATION

PROPERTY IS BEING SOLD IN AUCTION ON DECEMBER 18TH WITH UNDER THE HAMMER

Tenure: Freehold

Council Tax Band: C

Please note white goods are included in the sale.



ENGLANDS

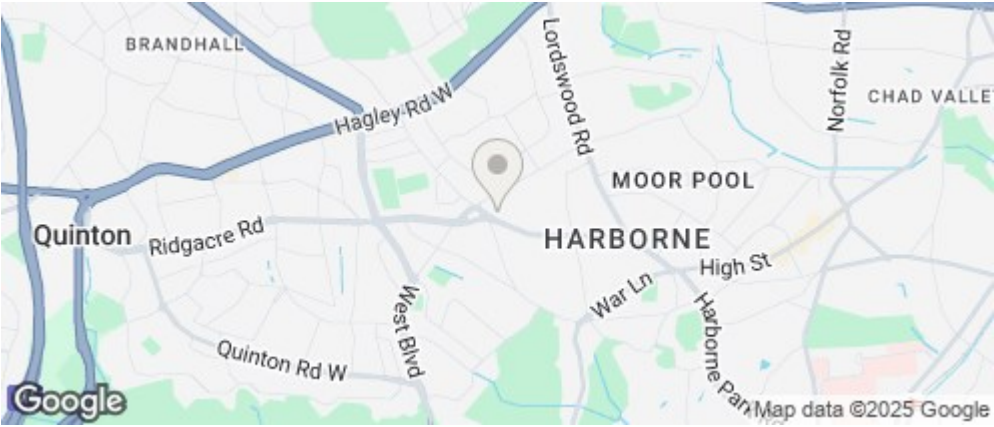




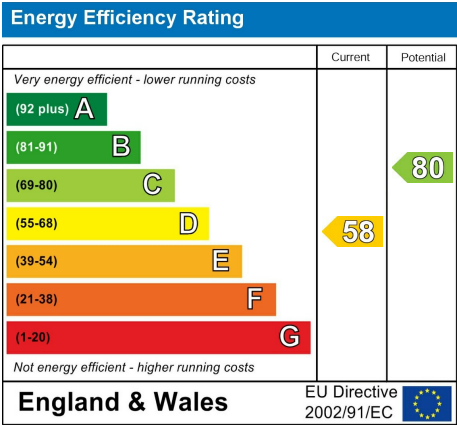
ENGLANDS



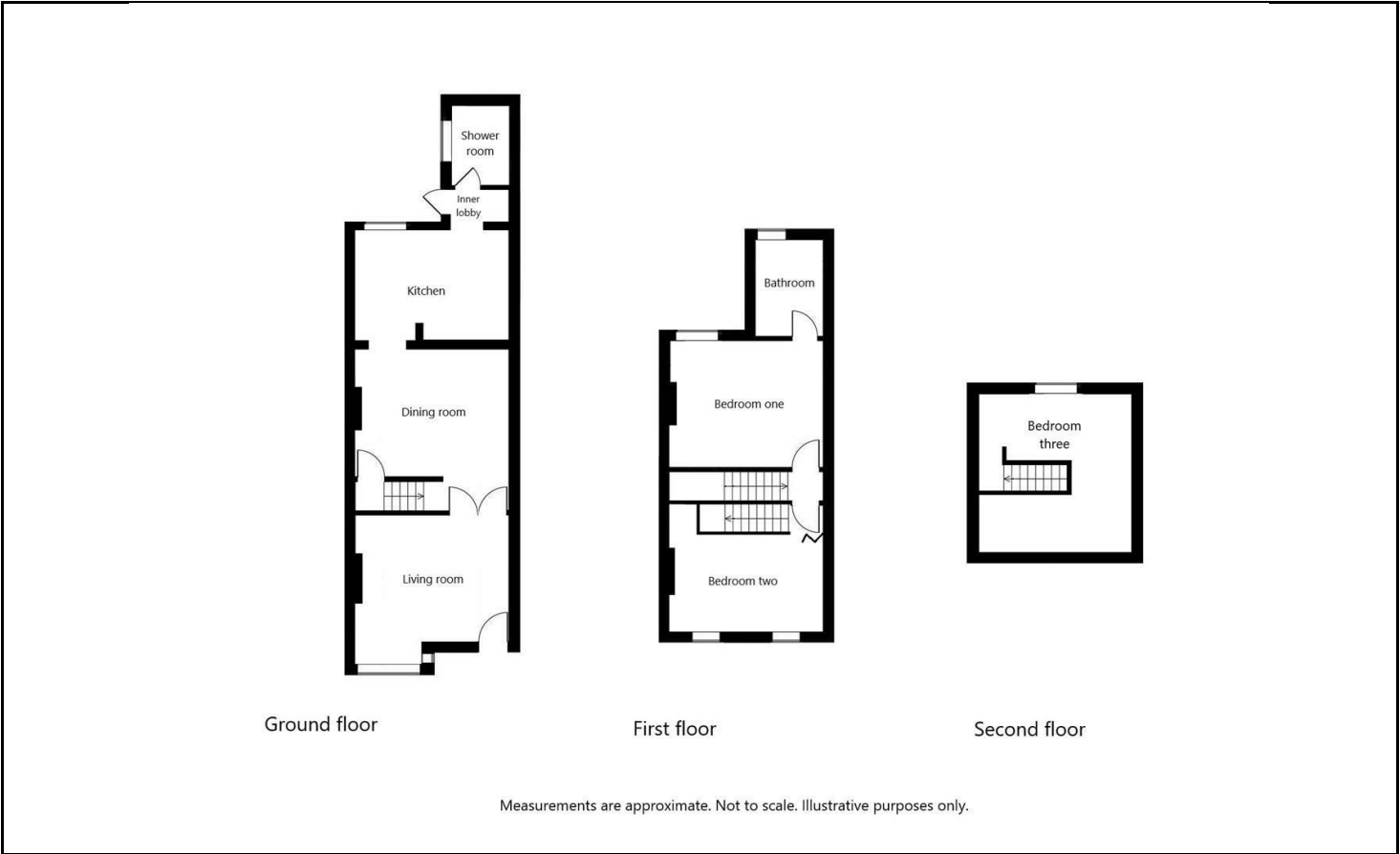
ROAD MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.