

ENGLANDS



24 Harrisons Green

Edgbaston, Birmingham, B15 3LH

£525,000





PROPERTY DESCRIPTION

Situated near the top of a cul-de-sac in the sought-after location in Edgbaston, this link-detached property boasts a desirable position, just a short distance from Harborne High Street. The peaceful surroundings provide a sense of privacy and tranquillity. Being sold with no upward chain.

Harrisons Green is a quiet cul de sac, located off Harborne Road. It is readily accessible to the Queen Elizabeth Medical Centre and the University of Birmingham, as well as excellent amenities on Harborne High Street, good local primary schools and regular transport services along Harborne Road to comprehensive City centre leisure entertainment and shopping facilities.

The property briefly comprises lounge/dining room with patio doors to garden, spacious kitchen, ground floor WC, three bedrooms, shower room and garage with utility room leading off.





UPVC entrance door with double glazed panels and glazed window to side leads into:

HALLWAY

Having radiator, ceiling light point and stairs rising to first floor accommodation.

GROUND FLOOR WC

Having low flush WC with concealed cistern, wall-mounted wash hand basin with mixer tap over being set into vanity storage unit, wood-effect flooring, ceiling light point and extractor fan.

BREAKFAST KITCHEN

3.2m max x 2.7m max (10'5" max x 8'10" max)
Having a range of matching wall and base units, single bowl stainless steel sink drainer with mixer tap over, wood-effect work surfaces, UPVC double glazed multi pane bay window to the front, tiled floor, integrated appliances include Neff gas hob, with wall mounted Bosch extractor fan over, Neff double electric oven, Bosch dishwasher and Siemens fridge freezer. Serving hatch through to living room, radiator and ceiling light point integrated.

LOUNGE/DINING ROOM

5.57m max x 4.58m max (18'3" max x 15'0" max)
Having two ceiling light points, two radiators, wooden fire surround with marble style insert and hearth and fitted electric fire. Useful walk in under stairs storage cupboard. Double glazed UPVC French doors with side windows out to the rear garden.

GARAGE

Having up and over metal door, skylight in roof, tap, ceiling light point and door through to:

UTILITY ROOM

Having vinyl flooring, UPVC double glazed window and double glazed door leading out to the garden, wall-mounted Worcester boiler, ceiling light point and plumbing for washing machine.

Stairs rising to first floor accommodation.

LANDING

Having UPVC double glazed window with obscured glass, ceiling light point and loft access hatch. Airing cupboard with hot water tank.

BEDROOM ONE REAR

4.63m max x 2.74m max (15'2" max x 8'11" max)
Having UPVC double glazed window overlooking the garden, built-in wardrobes with dressing table unit and overhead cupboards. Two ceiling light points, radiator and further walk-in cupboard.

BEDROOM TWO FRONT

4.18m max x 2.3m max (13'8" max x 7'6" max)
Having UPVC multi pane double glazed window overlooking the front, radiator and ceiling light point.

BEDROOM THREE FRONT

3.27m max x 2.22m max (10'8" max x 7'3" max)
Having UPVC double glazed multi pane window overlooking the front, radiator and ceiling light point.

SHOWER ROOM

Having good-sized walk-in shower cubicle with wall-mounted electric shower, ceiling light point, vertical radiator, pedestal wash handbasin, low flush WC, full complementary tiling to walls, shaver point and wood-style flooring.

GARDEN

Having paved patio area, gate to side access to the front of the property, lawn, fence panels to three sides and a range of established evergreen trees, shrubs and flowers.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: E



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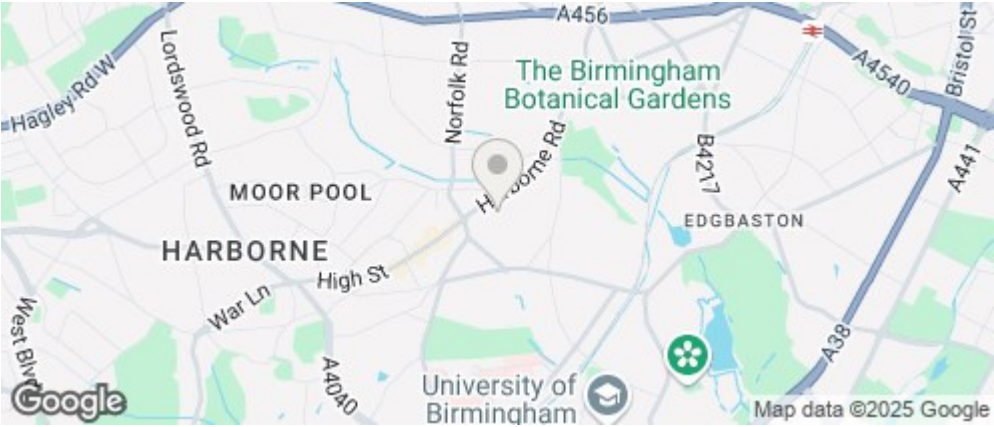




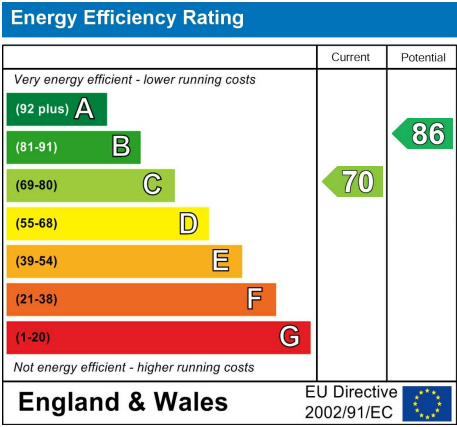
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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