

# ENGLANDS



53 Stanley Avenue

Harborne, Birmingham, B32 2HA

£285,000







## PROPERTY DESCRIPTION

A semi detached property in excellent location, having living room, kitchen/diner, conservatory, three bedrooms, bathroom and rear garden. It also has the benefits of a garage with vehicular access from the rear. Please note there is no upward chain.

Stanley Avenue is located between Balden Road and Wolverhampton Road South, both in turn leading off Hagley Road West. It is close to the delightful grounds of Lightwoods Park also readily accessible to the Queen Elizabeth Medical Centre, local motorway connections to the M5 and M6, the University of Birmingham, Harborne Leisure Centre, excellent amenities around Harborne High Street, as well as regular transport services along Hagley Road West to comprehensive City Centre leisure, entertainment and shopping facilities.

The accommodation can only be fully appreciated by an internal inspection and comprises in more detail:





The property is set back from the road by a block paved driveway providing off-road parking. Steps up to UPVC double glazed door and side windows leading to:

#### PORCH

Having tiled flooring and ceiling light point. Glazed entrance door with side window leads into:

#### HALLWAY

Having radiator, picture rail, ceiling light point, stairs rising to first floor accommodation, meter cupboard and understairs storage cupboard with plumbing for washing machine and ceiling light point.

#### LIVING ROOM

4.63m max x 3.28m max (15'2" max x 10'9" max)  
Having ceiling light point with ceiling rose, radiator, picture rail, electric fire and UPVC double glazed bay window.

#### KITCHEN/DINER

5.18m max x 3.98m max (16'11" max x 13'0" max)  
Having radiator, picture rail, ceiling light point, UPVC double glazed doors leading to conservatory. Kitchen area having a range of wall and base units, single bowl sink drainer with mixer tap over, electric oven, electric hob with extractor fan over, plumbing for dishwasher and tiled flooring. UPVC double glazed door leading to garden.

#### CONSERVATORY

1.97m max x 2.17m max (6'5" max x 7'1" max)  
Having UPVC double glazed door leading to garden.

Stairs rising to first floor accommodation.

#### LANDING

Having ceiling light point and storage cupboard housing Ariston combi gas boiler. Hatch access to boarded loft.

#### BEDROOM ONE FRONT

4.80m max into bay x 2.69m max excluding wardrobes (15'8" max into bay x 8'9" max excluding wardrobes)

Having radiator, ceiling light point, fitted wardrobes and UPVC double glazed bay window.

#### BEDROOM TWO REAR

3.98m max x 3.25m max (13'0" max x 10'7" max)  
Having radiator, wooden style flooring, picture rail, ceiling light point and UPVC double glazed window overlooking garden.

#### BEDROOM THREE FRONT

1.79m max x 2.72m max (5'10" max x 8'11" max)  
Having radiator, ceiling light point, wooden style flooring and UPVC double glazed window.

#### BATHROOM

Having tiled flooring, low flush WC, UPVC obscured double glazed window, pedestal hand wash basin, panelled bathtub with mixer tap over and wall mounted showerhead, tiling to walls, extractor fan, ceiling light point and towel rail.

#### GARDEN

Having paved patio area, lawn, fence panels to three sides and garage which can also be accessed from rear. Side access to front of the property.

#### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

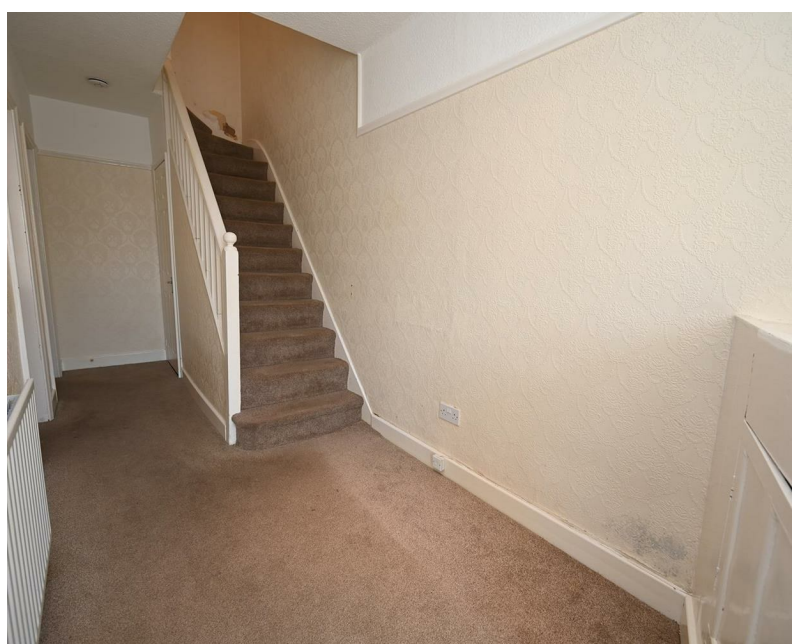




# ENGLANDS





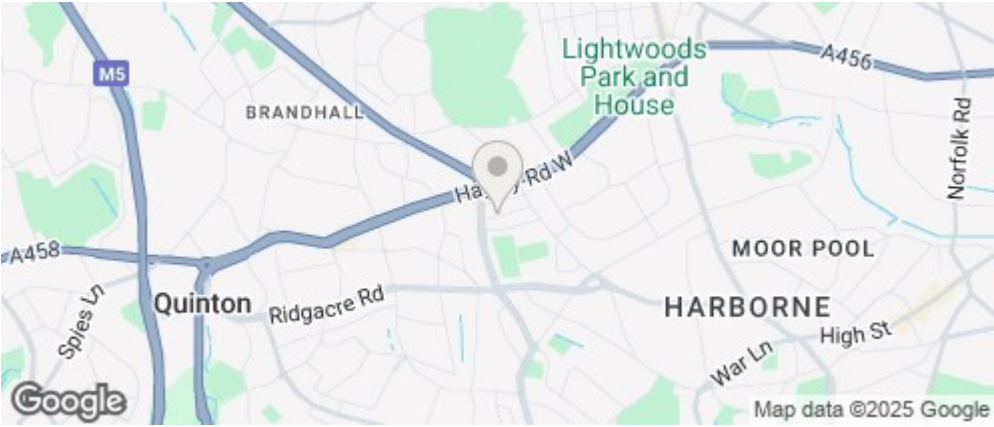


# ENGLANDS

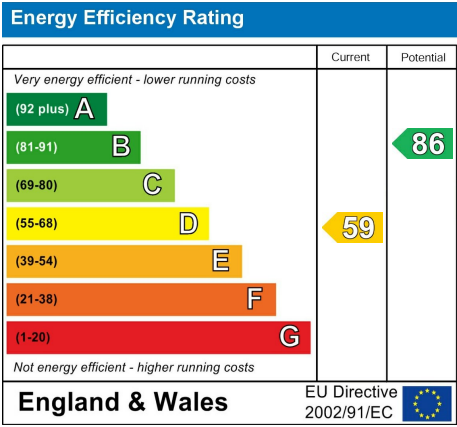




ROAD MAP



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.