

ENGLANDS



1 Hunstanton Avenue

Harborne, Birmingham, B17 8SX

£350,000





PROPERTY DESCRIPTION

DRAFT PARTICULARS - Modern end terrace property located a desirable area in Harborne, on the popular Beeches Lanes Estate. The property briefly comprises driveway, porch, ground floor WC, fitted kitchen, living/dining room, conservatory, three bedrooms, bathroom and integral garage. There is a southerly-facing enclosed rear garden with side and rear access.

Hunstanton Avenue is very conveniently located between Winchfield Drive and Porters Croft. The Queen Elizabeth Hospital and University of Birmingham are easily reachable and access into Birmingham City Centre is close by via Hagley Road. Lightwoods Park and Warley Woods are also a short distance away, as well as local motorway connections being readily accessible.





Set back from the road by driveway providing parking. Glazed entrance door with side windows leads into:

PORCH

Having wooden style flooring, ceiling light point and meter cupboard.

WC

Having tiled flooring, wall light, pedestal hand wash basin with mixer tap over and tiled splashback, low flush WC, fan heater and obscured double glazed window.

HALLWAY

Having ceiling light point, wooden style flooring, radiator and opening up to:

KITCHEN

3.68m max x 1.98m max (12'0" max x 6'5" max)
Having ceiling light point, wooden style flooring, a range of wall and base units with worktop over, one and a half bowl sink drainer with mixer tap over, tiling to walls, double electric oven with gas hob and extractor fan over, integrated Bosch dishwasher, space for fridge freezer, double glazed window into porch and further window into living room.

LIVING/DINING ROOM

5.45m max x 5.31m max (17'10" max x 17'5" max)
Having three ceiling light points, radiator, electric fireplace, two understairs storage cupboards, double glazed window, stairs rising to first floor accommodation, coving to ceiling and double glazed sliding door leading to:

CONSERVATORY

5.49m max x 3.52m max (18'0" max x 11'6" max)
Having wooden style flooring, two wall lights, two electric heaters and double glazed patio doors leading to garden.

Stairs rising to first floor accommodation.

LANDING

Having ceiling light point, loft hatch and airing cupboard housing Baxi combi gas boiler.

BEDROOM ONE REAR

3.53m max x 3.49m max (11'6" max x 11'5" max)
Having ceiling light point, radiator, double glazed window and built-in storage cupboards.

BEDROOM TWO FRONT

3.51m max x 2.86m max (11'6" max x 9'4" max)
Having ceiling light point, radiator, double glazed window and built in storage cupboards.

BEDROOM THREE REAR

4.44m max x 1.85m max (14'6" max x 6'0" max)
Having ceiling light point, radiator, double glazed window and built-in vanity table with drawers.

BATHROOM

Having ceiling light point, two towel rails, corner bathtub with mixer tap over, tiling to walls, obscured double glazed window, low flush WC, pedestal hand wash basin with mixer tap over, vinyl flooring and shower cubicle with wall mounted electric shower.

OUTSIDE

GARDEN

Having paved patio area, fence panels to three sides, shed and gates for rear and side access.

INTEGRAL GARAGE

Having up and over door, lighting and power.

ADDITIONAL INFORMATION

Council Tax Band: D

Tenure: Freehold

There is an annual fee of £50 (tbc) payable under the Calthorpe Scheme of Management.



ENGLANDS

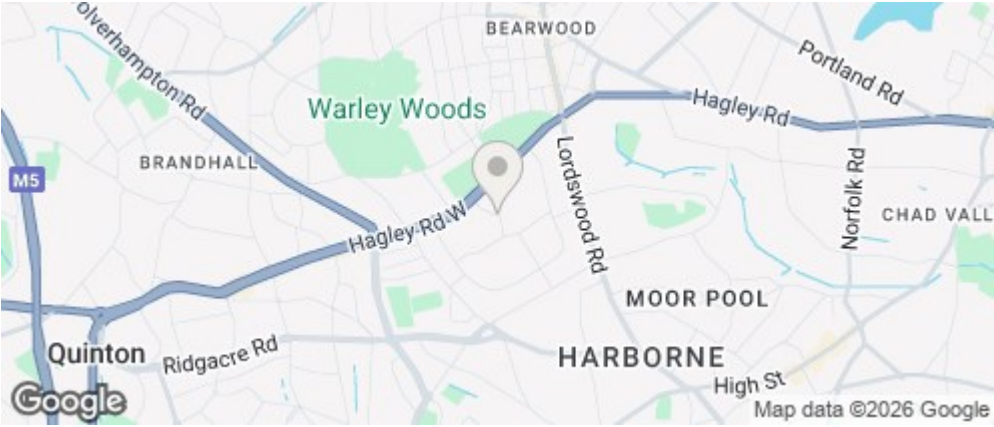




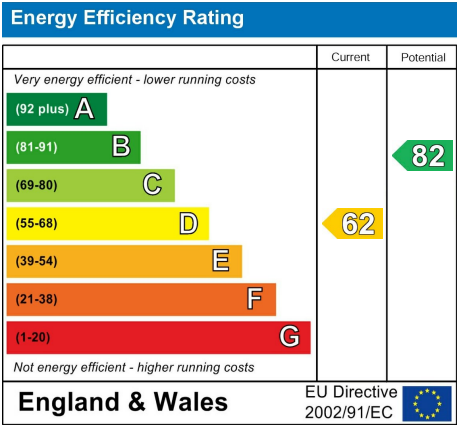
ENGLANDS



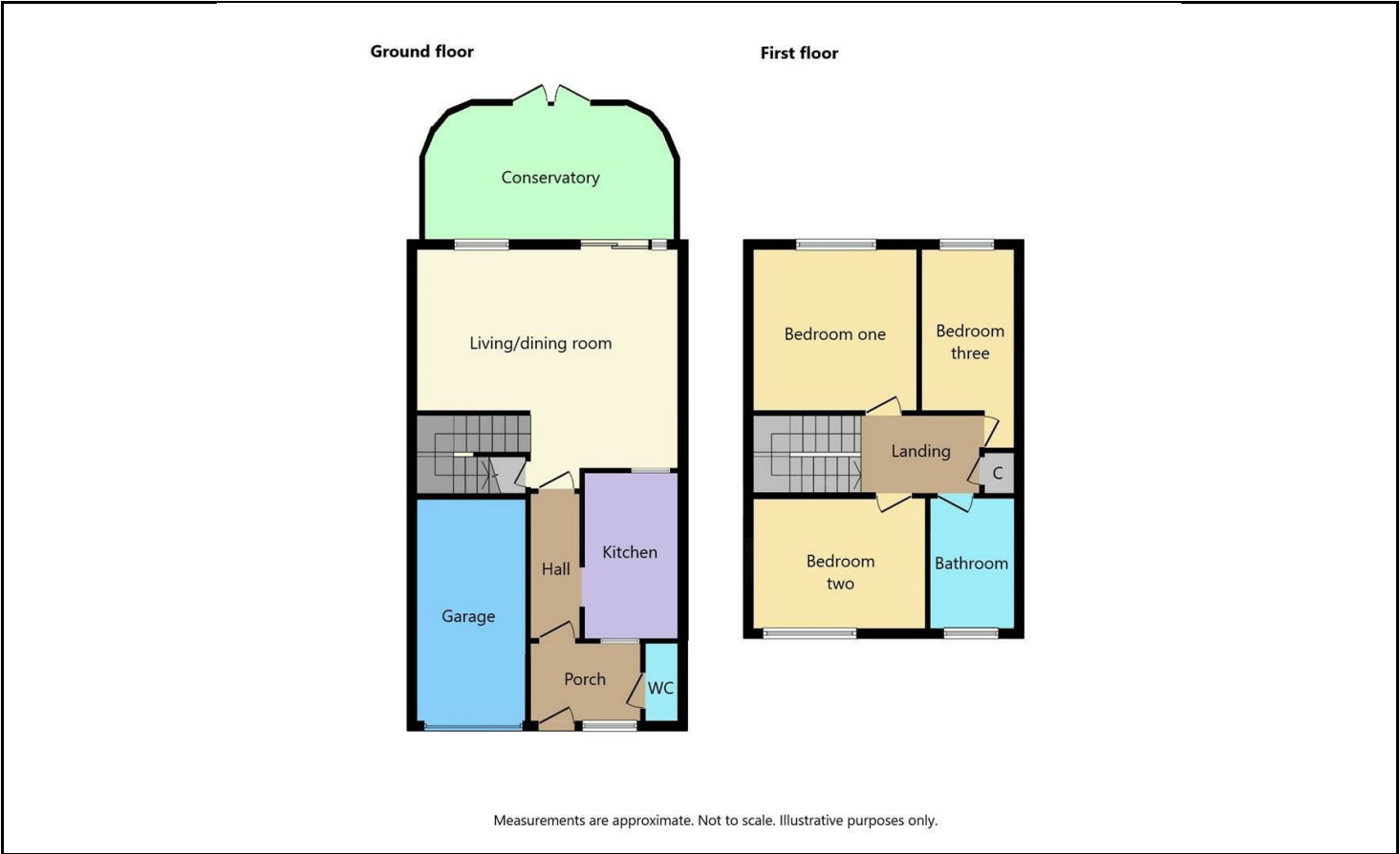
ROAD MAP



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.