



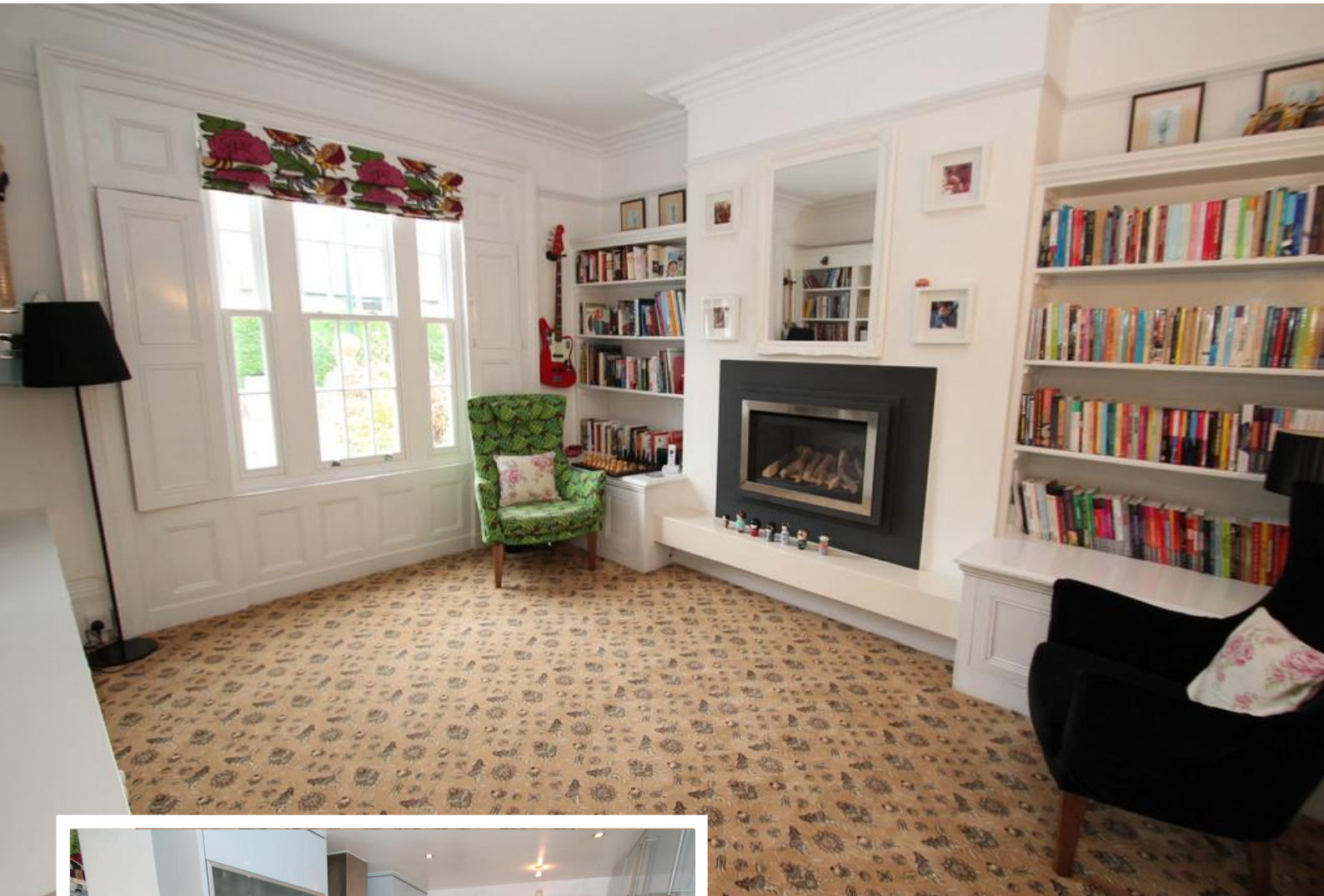
# ENGLANDS

**70 Greenfield Road**  
Harborne, Birmingham, B17 0EE

- **SPLENDID THREE STOREY END TERRACE**
- **TWO RECEPTION ROOMS, FITTED KITCHEN, CONSERVATORY**
- **FOUR BEDROOMS, LARGE BATHROOM, EN-SUITE** Offers Over £579,950
- **REAR GARDEN, CELLAR, OFF-ROAD PARKING** EPC Rating 'E'







## Property Description

Englands are delighted to present to market this impressive four bedroom end of terrace property located in one of the most sought after roads of Harborne. Within walking distance to Harborne High Street and benefiting from excellent local amenities such as shops, bars, restaurants, local leisure centre and excellent primary schools, within close distance to the Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre with local motorway connections within close proximity.



The accommodation briefly comprises of driveway to front providing off-road parking, entrance vestibule, entrance hall, two reception rooms, conservatory, fitted kitchen, separate WC, cellar, four bedrooms, large family bathroom to the first floor and en-suite shower room on the second floor, rear enclosed garden and being sold with the benefit of no upward chain.

The accommodation being set back from the roadside





is approached by a block paved driveway providing off-road parking with step up and door leading on to

#### ENTRANCE VESTIBULE

Has coving to ceiling, built-in storage cupboard and matwell. Further door leading into:

#### ENTRANCE HALL

Has coving to ceiling, central heating radiator, stairs rising to first floor accommodation, feature recessed archway, recessed ceiling spotlights, ceiling light points and doors leading on to:

#### FRONT RECEPTION ROOM

14' 1" x 12' 5" (4.306m x 3.801m) Has a large double glazed sash bay window to the front elevation with incorporating shutters, coving to ceiling, feature gas fire, central heating radiator, feature ceiling rose, picture rail, fitted shelving with storage cupboards beneath, further shelving with incorporated spotlights and ceiling light point.



#### REAR RECEPTION ROOM

13' 2" x 10' 10" (4.022m x 3.317m) Has open fire with cast iron style hearth and timber surround, coving to ceiling, picture rail, central heating radiator and recessed ceiling spotlights. Leading off is a side opening to:



#### CONSERVATORY

14' 6" x 14' 4" (4.425m x 4.379m) Has a study area with fitted shelving and recessed ceiling spotlights leading to a dining area with obscured double glazed windows to the side and rear elevation, double glazed sliding patio doors to the rear garden, two central heating radiators, wall light points, built in storage cupboard with plumbing facilities for washing machine and further door to:

#### DOWNSTAIRS WC

Has two obscured double glazed windows to the rear elevation, low level WC, wash hand basin with mixer tap over, central heating towel radiator and wall light point.



#### FITTED KITCHEN

11' 4" x 8' 10" (3.464m x 2.713m) Has granite style work surfaces incorporating a corner 1 1/2 half bowl stainless steel sink drainer with mixer tap over, a range of wall and base units, integral appliances including fridge freezer, dishwasher, microwave, Bosch electric range cooker with 5 ring gas burner hob





over and extractor hood above, recessed ceiling spotlights and access door leading to:

#### CELLAR

Has power and lighting.

#### FIRST FLOOR ACCOMMODATION

Is approached by a staircase from the entrance hall.

#### LANDING

Has coving to ceiling, recessed ceiling spotlights, stairs rising to second floor accommodation, eaves storage and doors leading on to:



#### BATHROOM (REAR)

10' 5" x 8' 8" (3.177m x 2.659m) Has obscured double glazed windows to the side elevation, free standing roll-top bath with shower attachment, open walk in shower with ceiling fitted drench shower head and handheld shower hose. Low level WC, vanity wash hand vanity wash hand basin with mixer taps and cupboards below, fabulous marble style tiling throughout, central heating towel radiator, recessed ceiling spotlights, airing cupboard with fitted shelving and housing the 'Vaillant' gas fired boiler.

#### BEDROOM THREE (REAR)

13' 2" x 10' 11" (4.020m x 3.342m) Has a double glazed window to the rear elevation, coving to ceiling, central heating radiator and recessed ceiling spotlights.



#### BEDROOM TWO (FRONT)

14' 2" x 8' 10" (4.332m x 2.710m) Has a double glazed sash window to the front elevation, coving to ceiling, a range of built-in fitted wardrobes, central heating radiator, recessed ceiling spotlights and a sliding door leading to:

#### BEDROOM FOUR (FRONT)

10' 9" x 6' 6" (3.291m x 1.983m) Has a double glazed sash window to the front elevation, coving to ceiling, central heating radiator, recessed ceiling spotlights and sliding door to bedroom one.



#### SECOND FLOOR ACCOMMODATION

Is approached by a staircase from the first floor landing.

#### BEDROOM ONE

21' 1" (max to eaves) x 13' 11" (max) (6.448m x 4.257m) Has a double glazed Velux window to the





front elevation, double glazed windows to the rear elevation, central heating radiators, recessed ceiling spotlights and a range of eaves storage cupboards. Door leading to:

#### EN-SUITE SHOWER ROOM

Has enclosed shower cubicle with shower attachment on wall, low level WC, pedestal wash hand basin with mixer tap and cupboards below, central heating towel radiator and recessed ceiling spotlights.

#### OUTSIDE

#### REAR GARDEN

Has a textured terraced area with blue brick borders, lawn beyond, log cabin, conifer tree behind, fence panels to one side, brick wall to one side and side access gate.

#### AGENTS NOTE

This property is being sold with the benefit of no upward chain.

Tenure- We have been advised the property is Freehold.

Fixtures & Fittings- Any items not included in these particulars are excluded from the sale, but some may be available by separate negotiation.

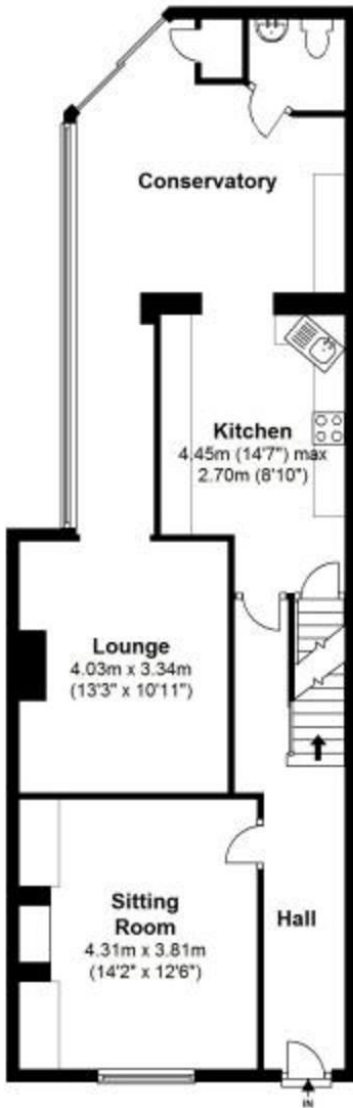
Viewing- Strictly with Selling Agents:

Englands Estate Agents, 146 High Street, Harborne, Birmingham, B17 9NN. Telephone No: 0121 427 1974.



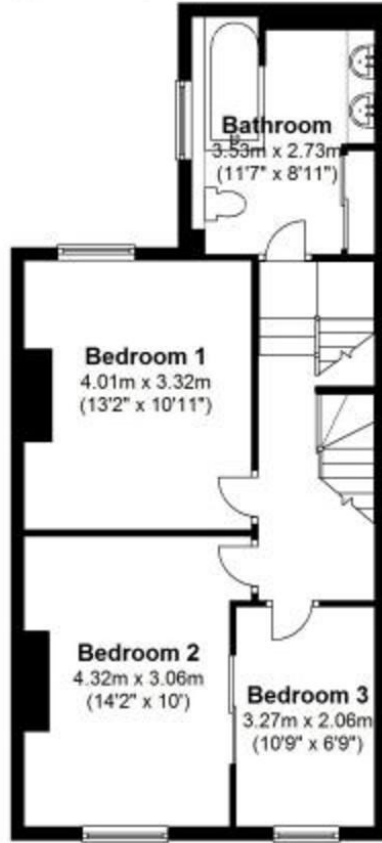
## Ground Floor

Approx. 77.3 sq. metres (832.2 sq. feet)



## First Floor

Approx. 53.6 sq. metres (577.2 sq. feet)



Total area: approx. 182.6 sq. metres (1966.0 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 74        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 49                      |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         | 69        |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  | 42                      |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England, Scotland & Wales                                       |  | EU Directive 2002/91/EC |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## **Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:**

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists' impression or plans of the property.

### **A word of advice**

We have a number of properties that fail to complete as a result of prolonged delays, which also means that people incur unnecessary costs and anxiety.

Englands recommend that clients use the services of a specialist, whether they are solicitors or mortgage advisers, to help reduce these risks and worries.

### **Mortgage advice**

Englands Estate Agency has chosen to recommend Lang Independent Mortgage Advice Ltd. Ian Lang has given independent mortgage advice from our office in Harborne since 2003. He specialises in providing mortgage and related insurance advice and does not normally charge a fee for his service as he is remunerated in the form of commission from the providers. Please contact Ian Lang on 0121 427 1364 or [ian@langimi.com](mailto:ian@langimi.com).

Your home may be repossessed if you do not keep up repayments on your mortgage.

### **Solicitors**

Once a sale has been agreed and is in the hands of the Solicitors it is sometimes difficult for the Estate Agents to move things along smoothly and to the satisfaction of the client, therefore from our experience it is extremely important that any firm of Solicitor chosen deals with the work promptly and preferably on a same day basis. The selection of a firm that cannot deal with work promptly can cause transactions to be delayed and at times fail.

We recommend Messrs. England Kerr Hands & Co who have been featured in national newspaper and on Central News for the speed and efficiency of their firm. Please contact them on 0121 427 9898 for further information.

We strongly recommend that you do not use what has been named as 'factory farming' conveyancing based outside the Birmingham area that cannot offer a personal service with firms who cannot guarantee prompt attention.

The sale and purchase of a property is a large investment in a person's life and we recommend the careful selection of your Mortgage Adviser and Solicitor.