

ENGLANDS



84 Fredas Grove

Harborne, Birmingham, B17 0SY

£245,000





PROPERTY DESCRIPTION

A modern townhouse in a delightful cul-de-sac backing onto the tree-lined grounds of Harborne golf course. Central heating and double glazing as specified, porch canopy, hall, fitted kitchen, living room, two bedrooms, bathroom/WC, front parking, gardens and garage in separate block.

Fredas Grove is well situated off Northfield Road between Wyckam Close and Tennal Road. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne leisure centre, as well as excellent amenities around Harborne High Street, two local golf courses and regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities.

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





The property is set back from the road by a Tarmac driveway and small lawned fore garden, covered entrance porch canopy with storage cupboard to the side plus meter cupboards and entrance door with glazed panel leads into:

HALLWAY

Having radiator, laminate flooring, ceiling light point and stairs rising to first floor accommodation. Also useful under stairs storage cupboard.

KITCHEN

3.32m max x 1.8m max (10'10" max x 5'10" max)
Having a range of matching wall and base units, rolltop work surfaces, vinyl flooring, single bowl stainless steel sink drainer with mixer tap over, double glazed UPVC window to the front, radiator, part complementary tiling to walls, integrated electric oven with electric hob and wall-mounted extractor fan over, space and plumbing for washing machine plus further appliance space.

LIVING/DINING ROOM

4.2m max x 3.6m max (13'9" max x 11'9" max)
Having laminate flooring, ceiling light point, radiator, UPVC double glazed window and door leading out to rear garden.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having ceiling light point and loft access hatch.

BEDROOM ONE - REAR

3.61m max x 2.74m max (11'10" max x 8'11" max)
Having UPVC double glazed window overlooking the garden, radiator, laminate flooring and ceiling light point.

BEDROOM TWO - FRONT

2.81m max x 2.62m max (9'2" max x 8'7" max)
Having two UPVC double glazed windows overlooking the front, built-in wardrobe with hanging rail, shelving and wall-mounted Worcester gas Combi boiler. Laminate flooring and further useful storage cupboard.
Radiator and ceiling light point.

BATHROOM

Having P-shaped bath with wall-mounted electric shower over and side screen, complementary tiling to walls, pedestal wash handbasin with mixer tap over, extractor fan, low flush WC, vertical radiator, recessed ceiling spotlights and vinyl flooring.

OUTSIDE

Enclosed rear garden having paved seating area, lawn and evergreen shrubs and conifer borders. Rear gate. Garage in separate block.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: C



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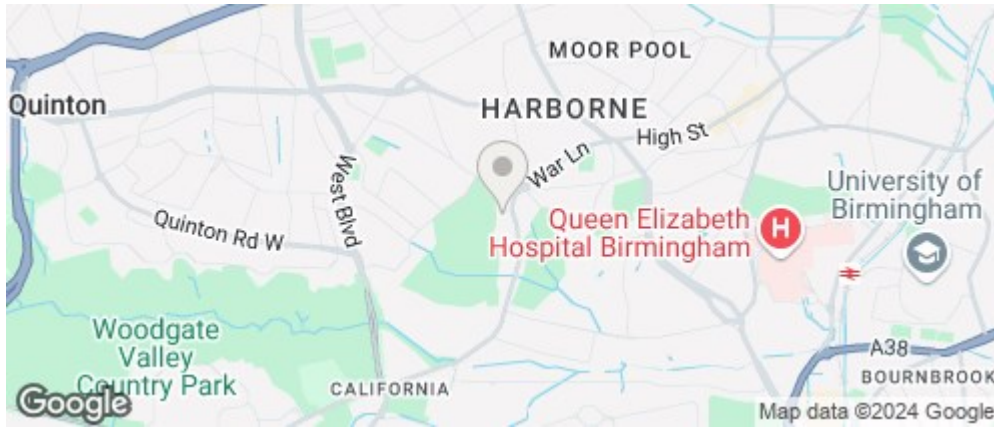




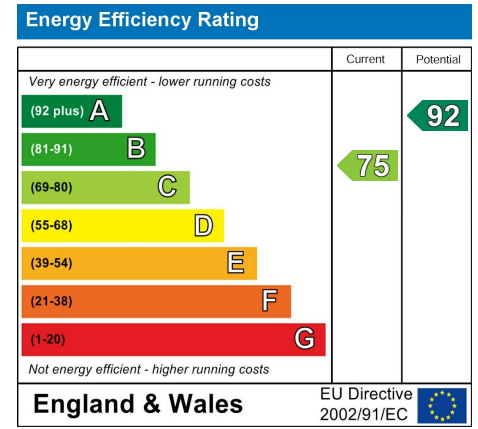
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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