



## 2 Hargrave Close, Birmingham, B46 1QR

**Offers over £280,000**

This well presented semi detached home situated in the popular village of Water Orton briefly comprises hallway, lounge/diner, kitchen, three bedrooms and bathroom. There is a driveway leading to the tandem garage and also has an enclosed rear garden. This property is close to good transport links, schools and local amenities and must be viewed to see what this home has to offer. Call Now To View !

## Approach

Laid to lawn area and driveway leading to garage and entrance.



## Landing

Double glazed obscure window to side, loft access, storage cupboard and ceiling light point.



## Lounge Diner

19'07 max/11'02 min x 10'11 max/7'11 min (5.97m max/3.40m min x 3.33m max/2.41m min)  
Double glazed window to front, double glazed to rear garden, two radiators, two ceiling light point.



## Bedroom One

9'11 x 9'06 (3.02m x 2.90m)  
Double glazed window to front, radiator and ceiling light point.



## Kitchen

7'09 x 8'10 (2.36m x 2.69m)  
Having a range of wall, base and drawer units, stainless steel sink unit with drainer and mixer tap, integrated fridge freezer, electric oven, gas hob and extractor over, double glazed window to rearm double glazed door to rear garden, radiator and ceiling light point.



## Bedroom Two

9'01 x 9'11 (2.77m x 3.02m)  
Double glazed window to rear, radiator and ceiling light point.



## Bedroom Three

7'01 x 7'02 (2.16m x 2.18m)  
Double glazed window to front, radiator and ceiling light point.



### Bathroom

Double glazed obscure window to rear, panelled bath with shower over, hand wash basin, low level w/c, heated towel rail, spotlights to ceiling.



### Rear Garden

Laid to lawn and paved patio, enclosed to neighbouring boundaries.



### Tandem Garage

Up and over garage door to front, and door to rear garden.

### Further Information

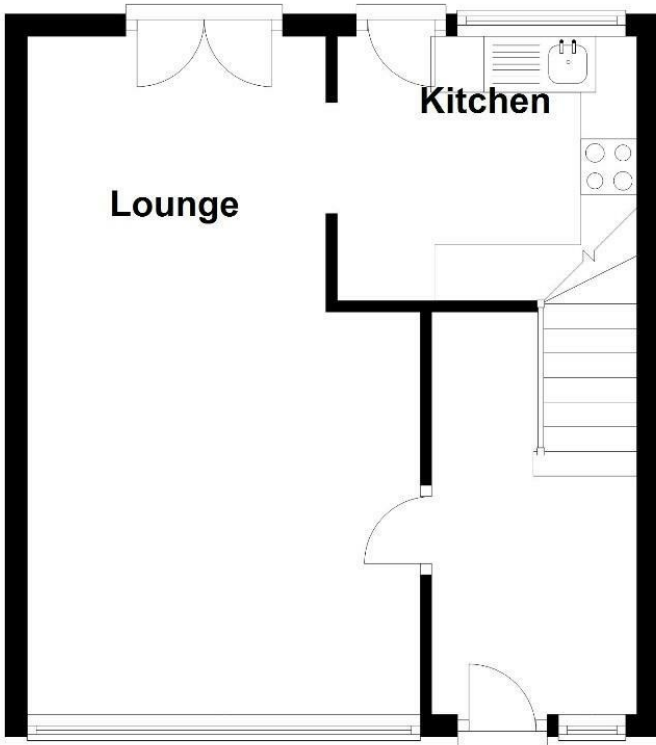
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C  
EPC Rating: C

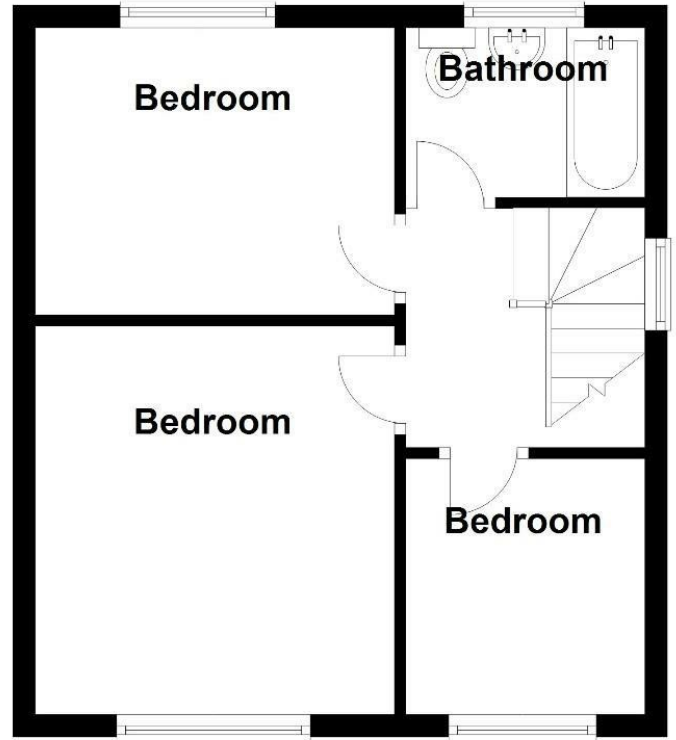
## Ground Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



## First Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 66.5 sq. metres (715.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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