



**7 THE FARTHINGS**  
HARBORNE, BIRMINGHAM, B17 0HQ



# 7 THE FARTHINGS

£435,000

HARBORNE

A fine modern style three-bedroom three storey townhouse extending to some 1,253 sq.ft. (116 sq.m.), set in an exclusive gated development whilst exceptionally conveniently placed within walking distance of Harborne High Street.

## Location

The Farthings is situated in a sought after residential address, set within an exclusive select gated development accessed off Metchley Lane, and ideally situated for the convenience and facilities of the nearby Harborne High Street, which is only about a 200m walk away. Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall, a Waitrose, as well as chemists, greengrocers, butchers, and newsagents, and benefits from a range of convenience shops and brasseries, restaurants, and coffee shops.

## Description

7 The Farthings is an excellent end of terrace modern townhouse, and benefits from both a secure single garage and parking on its own private block paved front drive.

The excellent living space is set over three floors and extends in all to around **1,253 sq.ft. (116 sq.m.)**, which comprises as follows:

### On the Ground Floor

There is a covered front porch and part glazed door leading through to the **Reception Hall**, with a tiled floor, understairs storage recess, main gate entry phone receiver and connecting door to the integral garage. Downstairs **cloakroom**.

The **fitted breakfast kitchen** has a tiled floor throughout, a range of fitted base and wall mounted cupboards, work surface areas, and a one and a half bowl stainless steel sink unit. There are a range of built in appliances, to include a NEFF induction hob with an extractor fan over, NEFF electric oven/grill, free

standing Siemens fridge/freezer and an integrated Siemens dishwasher. Breakfast/dining area and double glazed French doors open out onto the rear garden.

### On the First Floor

Landing and double part glazed doors through to the **living room**. There is a bay window to the rear aspect and a feature coal effect gas fire set within a marble surround and hearth. Also on this floor is **bedroom 3** and the **family bathroom**, fully tiled with a panelled bath, WC, pedestal wash hand basin, separate walk in shower cubicle and a heated towel rail.

### On the Second Floor

Landing, **bedroom 1** with Velux windows, built in wardrobe and served by an **en suite shower room**, and **bedroom 2**.

### Outside

The property has an integral single garage, with a block paved drive to the fore providing parking. The gardens are situated to the rear of the property, fenced on both sides, with a paved seating terrace and a secure side access to the northwest of the property.

### General Information

**Tenure:** The property is understood to be freehold. The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor. The Farthings is a private road and as such there is a service charge of £350 approximately per annum.

Council Tax: **Band F**

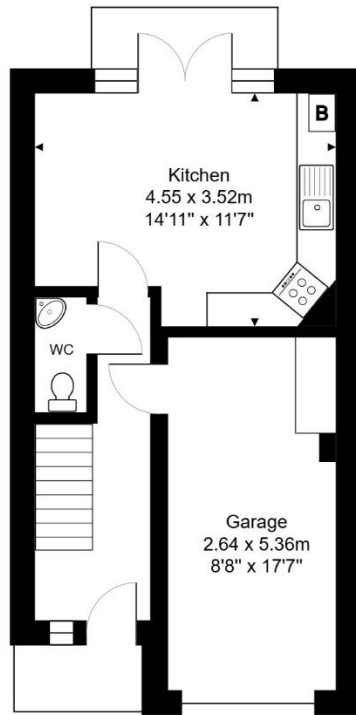
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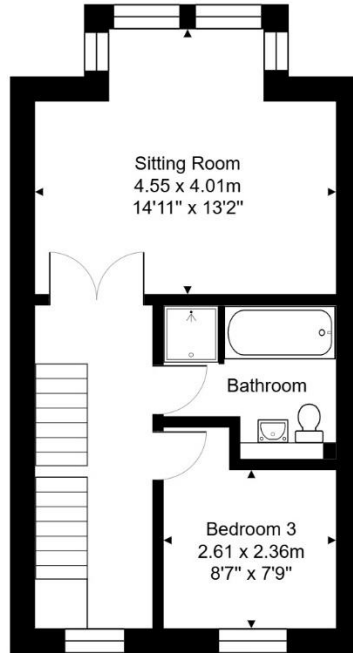


To view this property call Robert Powell on **0121 454 6930**

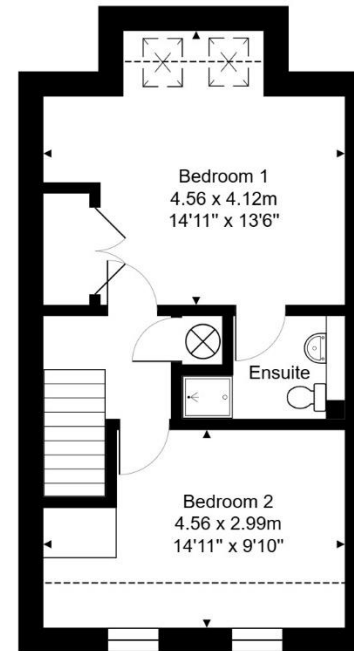
**Ground Floor**  
Area: approx 38.9 m<sup>2</sup> ... 419 ft<sup>2</sup>



**First Floor**  
Area: approx 38.8 m<sup>2</sup> ... 418 ft<sup>2</sup>



**Second Floor**  
Area: approx 38.7 m<sup>2</sup> ... 417 ft<sup>2</sup>



## 7 The Farthings, Harborne, Birmingham.

Total Area: approx 116.4 m<sup>2</sup> ... 1253 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		

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