



45 WEATHER OAKS

HARBORNE, BIRMINGHAM B17 9DD

Robert  Powell
RESIDENTIAL SALES & LETTINGS



45 WEATHER OAKS

£449,950

HARBORNE

A modern three bedroomed mid-terraced property in a select development, situated in a quiet cul de sac close to the amenities of Harborne High Street. Two parking spaces, no upward chain.

Situation

Weather Oaks is a small cul de sac located off Lordswood Road, close to its junction with Harborne High Street. The property is ideally situated close to the amenities of Harborne Village. Regular buses to and from the city centre can be found nearby. The highly sought after Harborne Primary School is approximately 600m distant as the crow flies, or a 700m walk. Harborne Pool and Fitness Centre on Lordswood Road is a 200m walk.

Description

45 Weather Oaks forms part of a select development of just 11 houses by award winning developer, Spitfire Bespoke Homes. The properties were completed in 2016 and were built to an excellent specification and high energy efficiency standards.

The property is entered via a hardwood front door leading into the hallway which has a wooden floor, a useful storage cupboard, and a cloakroom WC.

The kitchen has an array of fitted base and wall mounted units with Quartz work-tops and integrated appliances including fridge-freezer, dishwasher, electric oven, microwave oven, induction hob, and washer dryer. There is an area for a breakfast table with an internal window into the living room.

The living room is a good size and has bi-folding doors to the garden as well as two rooflights above for additional natural light. To one corner of the room is a door that opens to a useful under-stairs storage cupboard.

On the first floor are two double bedrooms (one to the front, one to the rear), with the front bedroom having a fitted wardrobe. There is a house bathroom which has bath, separate shower enclosure, WC, and wash basin.

On the second floor is the largest bedroom which has a dormer window to the front, rooflight to the rear, fitted wardrobe, and en suite with shower, WC, and wash basin.

Outside

To the front is a block paved parking area where there are two allocated parking spaces. To the rear is a pleasant garden with paved patio, lawn, and timber shed for garden storage.

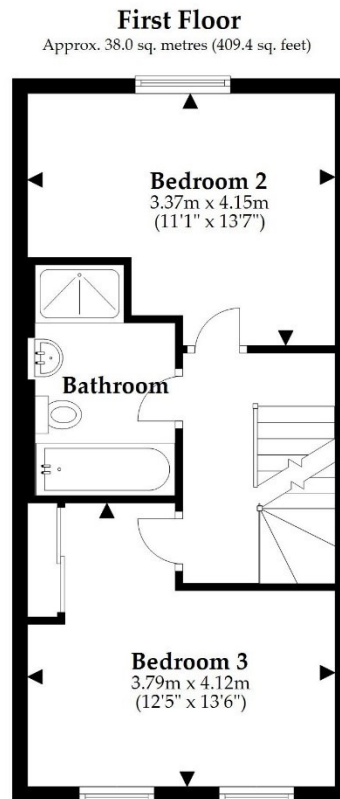
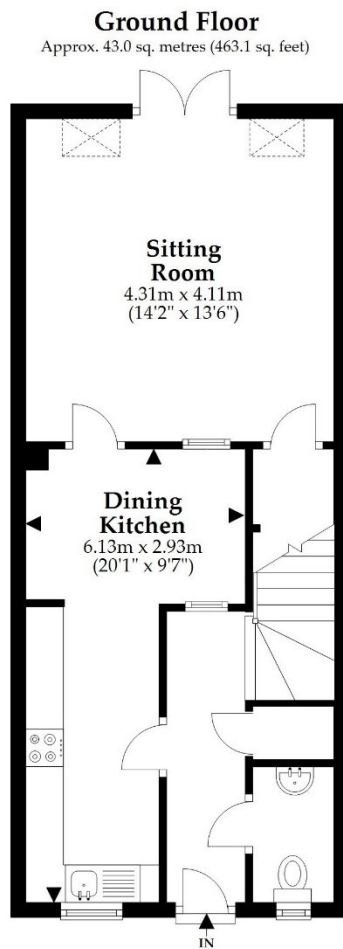
General Information

Tenure: The property is understood to be Freehold. There is an annual charge payable (currently £1,027) for the upkeep of the parking area and bin store to the front of the property.

Council Tax: Band E.



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



Total area: approx. 109.6 sq. metres (1179.7 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

45 Weather Oaks



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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