



Connells

Poolle Crescent
Harborne



Property Description

POOLE CRESCENT is an end of terrace property and is within close proximity to the Queen Elizabeth Hospital and Birmingham University. Situated in a quiet and private cul-de-sac in Harborne and boasts off-road parking for several cars. This property is well presented throughout and would be perfect for first time buyers and professional buyers.

Comprising of; spacious lounge, second reception room, kitchen / dining room, utility room, ground floor guest W.C, three bedrooms, modern and stylish bathroom, larger than average rear garden and off-road parking.

Located near Birmingham University train station, the new shopping complex in Selly Oak, a short commute to Harborne High Street which boasts shops and restaurants.

Approach

Set in a quiet cul-de-sac, behind a driveway for several cars. Electric car charger point

Lounge

Double glazed bay window to front elevation, three vertical panelled radiators, six ceiling light points and doors onto

Vestibule

Ceiling light point and door onto

Second Reception Room

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to side elevation, vertical panelled radiator, strip light and ceiling light point

Kitchen

13' 8" x 9' 4" (4.17m x 2.84m)

Matching wall and base units with inset 1 1/2 sink and drainer, marble worktops, extractor hood, gas cooker point, plumbing point, double glazed window to rear elevation, double glazed French doors to the rear garden, under floor heating with control panel and door onto

Inner Hallway

Built in storage cupboard with overhead storage, doors onto;

Ground Floor Guest W.C

High flush W.C, wall mounted hand basin, heated towel rail, double glazed window to rear elevation and ceiling light point.

Utility

9' 6" x 9' 4" (2.90m x 2.84m)

Matching wall and base units, plumbing point, wall mounted boiler, sink with mixer tap with spray attachment, ceiling light point, partly tiled walls and double glazed window to rear elevation.

First Floor Landing

Double glazed window to side elevation, ceiling light point, shelving above the stairs, and doors onto;

Bedroom One

12' 9" Max x 9' 4" (3.89m Max x 2.84m)

Double glazed window to rear elevation, fitted wardrobes with strip light, panelled radiator, fan, ceiling light point and loft access.

Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window to front elevation, panelled radiator and ceiling light.

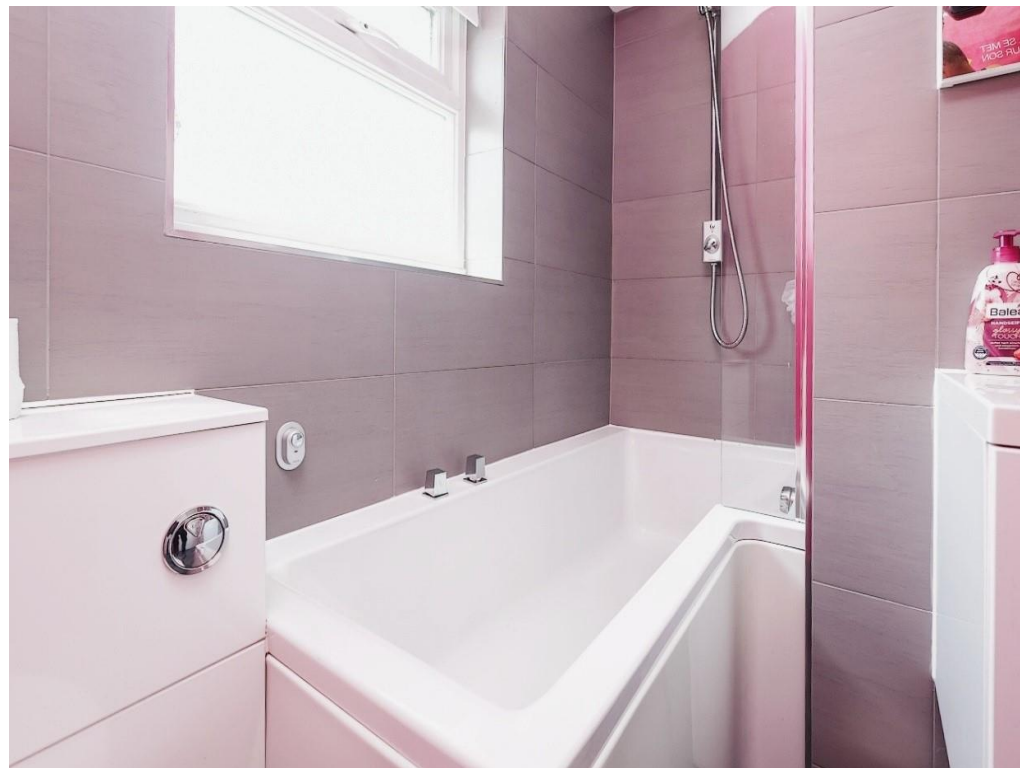
Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

Double glazed window to rear elevation, panelled radiator and ceiling light point.

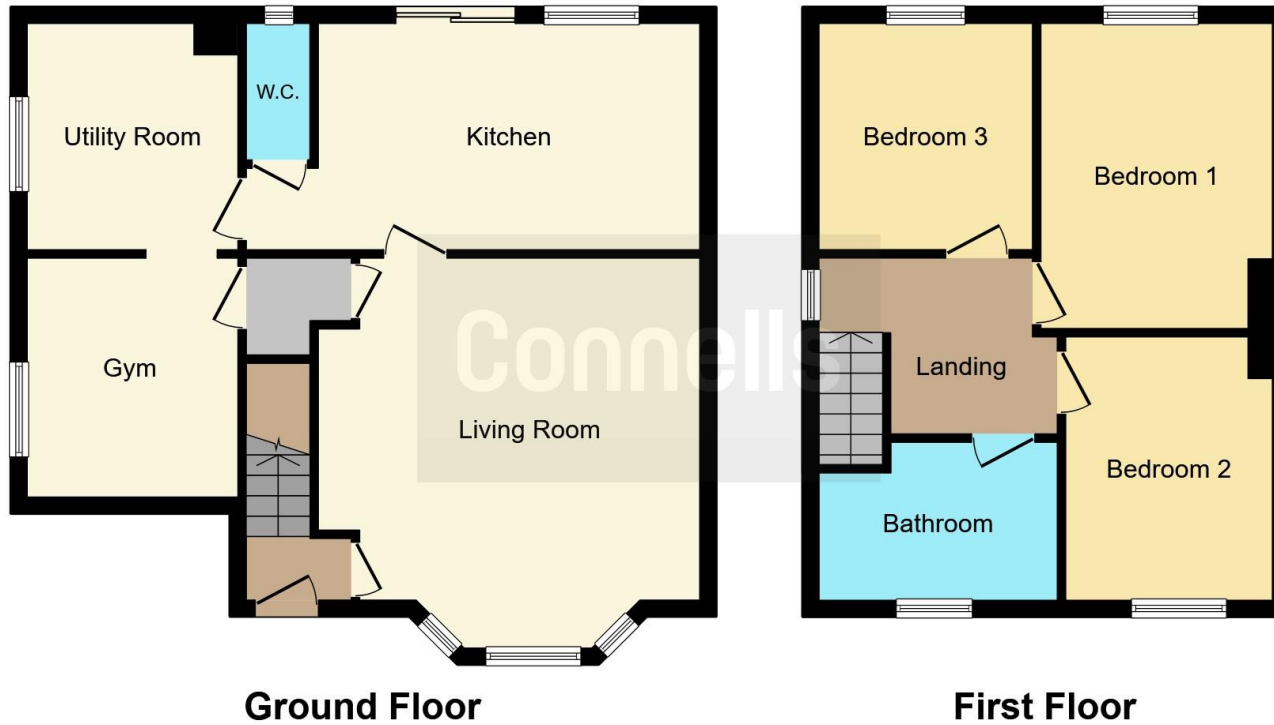
Bathroom

L-shaped bath with shower overhead, recess shelving, wall mounted vanity hand basin with mixer tap, low flush W.C, feature ceiling spotlights, heated towel rail, partly tiled walls, built in storage cupboard, double glazed window to front elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/HBO309242



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