



Ferncliffe Road, BIRMINGHAM B17 0QH

welcome to

Ferncliffe Road, BIRMINGHAM

***** SOUGHT AFTER HARBORNE LOCATION ***** WELL PRESENTED TWO BEDROOM HOME ***** CLOSE TO LOCAL AMENITIES ***** COMMUTABLE TO QE HOSPITAL AND UNIVERSITY OF BIRMINGHAM ***** MODERN KITCHEN ***** GOOD SIZED BEDROOMS ***** FRONT AND REAR GARDENS ***** DOUBLE DRIVEWAY *****

Agent Note

This property is council tax band B.

Entrance Hall

Front door, central heating radiator, small storage cupboard.

Downstairs W/C

Low level flush w/c, wash hand basin with hot & cold taps.

Lounge

21' x 11' (6.40m x 3.35m)
Open plan - Double glazed window to front & Sliding door to rear, central heating radiator.

2nd Reception

17' x 9' (5.18m x 2.74m)
Garage conversion - Used as an office, double glazed window to front, central heating radiator.

Kitchen

17' x 9' (5.18m x 2.74m)
Double glazed window to rear, central heating radiator, range of wall & base units with worktops over, extractor hood, gas hob, integrated oven, integrated fridge, integrated dishwasher, sink & mini sink with drainer & mixer tap.

Utility Room

12' x 4' (3.66m x 1.22m)
Plumbing for utilities, storage room, door to garden.

Landing

Frosted double glazed window to side, storage cupboard/hanging space, loft access with pull down ladder.

Bedroom 1

14' x 9' 1" (4.27m x 2.77m)
2 Double glazed windows to front, central heating radiator, built in airing cupboard/wardrobe.

Bedroom 2

11' x 9' (3.35m x 2.74m)
Double glazed window to rear, central heating radiator.

Bathroom

Double glazed frosted window to rear, tiling to splash-prone areas, low level flush w/c, wash hand basin with mixer tap, stand-alone shower, bath with hot & cold taps.

Front Garden

Double driveway.

Rear Garden

Well-maintained, decking area-covered, lawn, paved pathways.





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welcome to

Ferncliffe Road, BIRMINGHAM

- Sought after Harborne location
- Well presented two bedroom home
- Close to local amenities
- Commutable to QE hospital and University of Birmingham
- Modern Kitchen

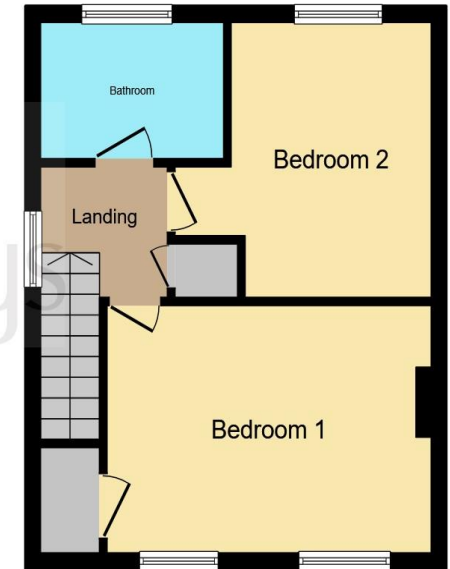
Tenure: Freehold EPC Rating: E

Council Tax Band: B

£280,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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