

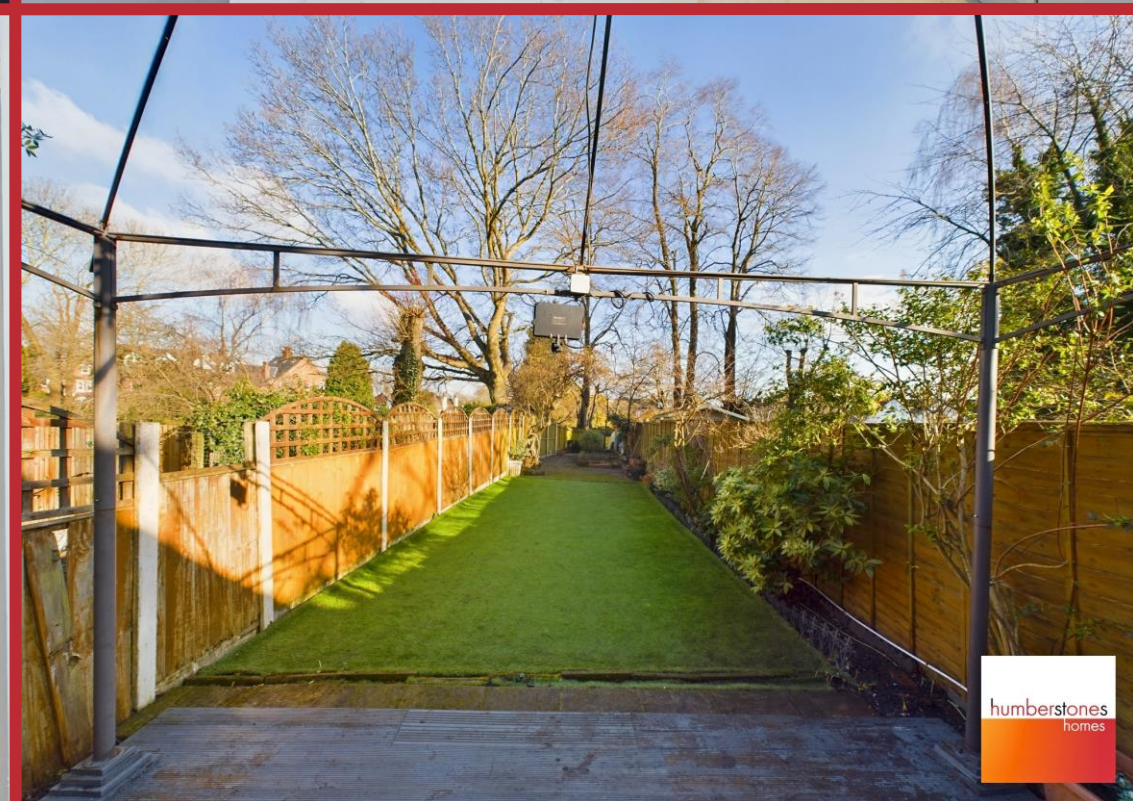


11 SPRINGAVON CROFT, HARBORNE, BIRMINGHAM, B17 9BJ

**£355,000**









THE PROPERTY

SUPERB, GREAT SIZED 3 BEDROOM FAMILY HOME WITHIN REALLY SOUGHT AFTER LOCATION AND CLOSE PROXIMITY TO HARBORNE TOWN CENTRE. Explore this property with our 360 degree virtual tour. Occupying a lovely cul-de-sac position, there are many shops, bars and restaurants available within the hugely popular Harborne Town Centre, whilst Q.E Hospital is easily accessible. Many buses travel at regular intervals into Birmingham City Centre. There is a parking area (Offered on a first come first served basis) along with a GARAGE in separate block. The property has a pleasant outlook to the front and in more detail comprises the following accommodation :- On the ground floor is a porch, leading to entrance hall with stairs rising to the First Floor and doors off to : Superb Re-Fitted kitchen at the front having a range of base and wall units, work surface area and integral oven/hob and microwave. Spacious 16FT lounge with useful built in store and sliding door leads to :- rear verandah/Garden room providing access to the rear garden. First Floor provides a landing, 3 bedrooms and super Re-Fitted Bathroom having bath, wash handbasin and wc. Outside to the rear is a pleasant, lengthy rear garden which offers a delightful feature of the property, comprising : Patio, artificial lawn area, and further patio area at the rear. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band C. EPC rating F.

Council Tax Band C

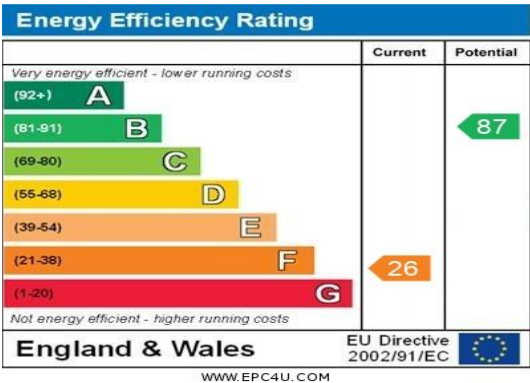
EPC Rating: F

TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

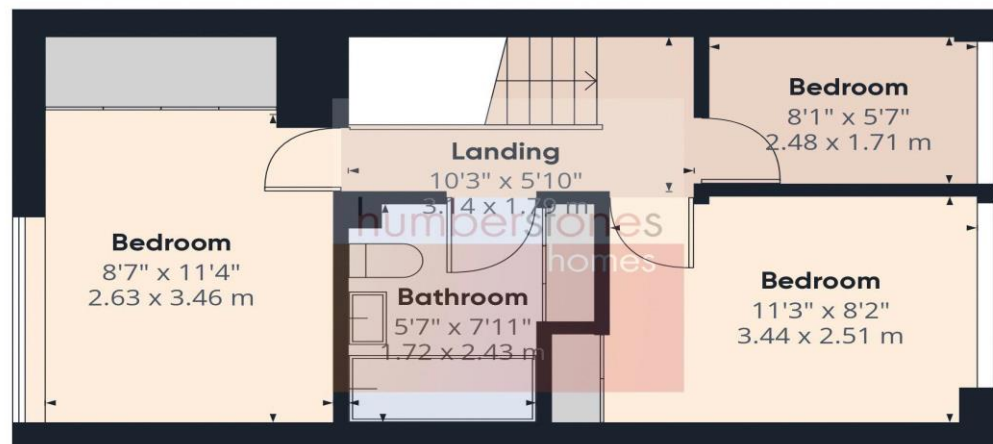
PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.





Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

815.14 ft<sup>2</sup>

75.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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