

3 BITON CLOSE, HARBORNE, B17 0AL



A MODERN FOUR BEDROOM EXECUTIVE DETACHED RESIDENCE SITUATED
IN THIS QUIET CUL DE SAC YET WITHIN EASY REACH OF HARBORNE HIGH
STREET.
EPC BAND RATING C

£550,000



Draft Sales Particulars

These are draft sales particulars and have not yet been verified by the vendor. They are subject to alteration.

Location

BITON CLOSE is an exclusive cul de sac of executive detached properties approached from Victoria Road. Harborne High Street is readily accessible with its excellent shopping, cafe and restaurant facilities and the Queen Elizabeth Medical Complex together with Birmingham University are close at hand. There are schools for children of all ages and excellent public transport facilities.

Description

3 BITON CLOSE is a modern executive detached residence which is set back beyond a two car driveway and fore garden. The spaciously proportioned accommodation which benefits from gas central heating and double glazing comprises reception hall, guest cloakroom, two reception rooms, kitchen, separate dining room. At first floor level are four bedrooms, bathroom and en-suite, to complement the property there are two garages and an enclosed rear garden. Fully meriting an internal inspection the accommodation comprises:

Reception Hall

Having laid wooden floor, central heating radiator, burglar alarm control, staircase rising off, double glazed front door.

Guest Cloakroom

Housing low level WC., wash hand basin, central heating radiator, leaded light opaque double glazed window to front.

Front Sitting Room

15'0 x 14'0" (4.57m x 4.27m)

Having laid wooden floor, wall mounted gas fire inset in feature fireplace with quarry tiled hearth, several power points, ceiling light point, cornice, TV aerial point, leaded light double glazed bay window to front and door through to:





Rear Reception/Snug

11'4" x 9'10" (3.45m x 3.00m)

Having laid wooden floor, central heating radiator, power points, ceiling light point, sliding double glazed patio doors to the rear garden.



Dining Room

13'11" x 9'1" (max) (4.24m x 2.77m (max))

Having laid wooden floor, central heating radiator, power points, ceiling light point, door to garage, double glazed window to side.



Breakfast Kitchen

12'9" x 9'9" (3.89m x 2.97m)

Having sink unit and drainer with base units beneath, further base and wall units, gas cooker point with extractor hood, plumbing for dish washer, breakfast bar, tiled floor, central heating radiator, wall mounted gas boiler, double glazed door to side and window to rear.



On the first floor

A tread staircase leads to the first floor landing with access to loft, ceiling light point and to:



Bedroom One

15' x 11'10" (4.57m x 3.61m)

Having fitted wardrobes with matching dressing table, central heating radiator, power points, ceiling light point, airing cupboard with lagged cylinder, , two leaded light double glazed windows to front.



En-Suite

Comprising corner shower cubicle with on line electric shower, low level WC., wash hand basin, central heating radiator, opaque leaded light window to front.



Bedroom Two

13'2" x 8'7" (4.01m x 2.62m) Laid laminate floor, central heating radiator, power points, ceiling light point, double glazed window to rear.





Bedroom Three

9'2" x 8'11" (2.79m x 2.72m)
Double glazed window to rear,
central heating radiator, power
point.



Bedroom Four

9'2" x 6'5" (2.79m x 1.96m) Having
central heating radiator, power
points, ceiling light point, double
glazed window to rear.



Part Tiled Bathroom

Comprising panelled bath, low level
WC., wash hand basin, central
heating radiator, skylight double
glazed window to side.



Outside

The property benefits from two garages side by side with up and over doors.
3Biton close is set back beyond a two car driveway, lawned fore garden.



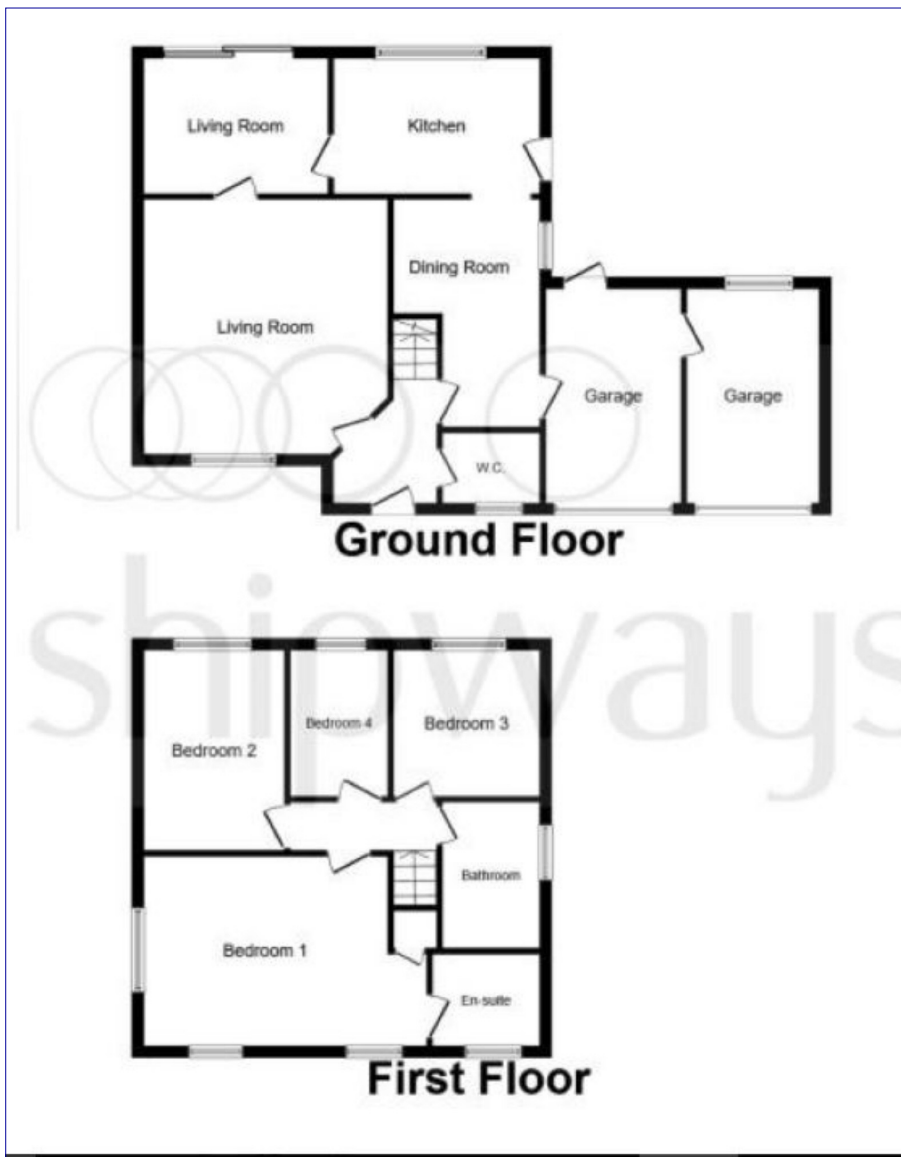
Rear Garden

Enclosed private rear garden, comprising patio lawn and mature hedge.



General Information





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		65	78
		EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".