

42 LISMORE DRIVE, HARBORNE, B17 0TP



**A PARTICULARLY SPACIOUS EXTENDED FREEHOLD THREE BEDROOMED
DETACHED RESIDENCE SITUATED IN THIS CONVENIENT LOCATION.
EPC BAND RATING E**

£280,000



Draft Sales Particulars

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

Location

LISMORE DRIVE is a quiet cul-de-sac and is approached from Osmaston Road and therefore is within easy reach for all amenities. Harborne High Street is readily accessible as is the Queen Elizabeth Medical Complex and Birmingham University. There are excellent public transport facilities and schools for children of all ages.

Description

42 LISMORE DRIVE is a particularly spacious three bedroomed detached residence that has been extended by the present owners and fully merits an internal inspection. Benefitting from gas central heating together with double glazing. The accommodation comprises enclosed porch, extended lounge/dining room, fitted kitchen, whilst at first floor level there are three bedrooms and a well appointed bathroom. To complement the property is an integral garage and enclosed rear garden.

The accommodation comprises in more detail:

Fully Enclosed Porch

With UPVC double glazed sliding front door.

Extended Lounge/Dining Room

24'7" x 21'6" (7.49m x 6.55m)

Having two central heating radiators, several power points, four ceiling light points, feature centre fireplace with gas point, staircase rising off, double glazed patio doors to side and rear and matching picture window.





Lounge



Dining Room



Kitchen

14'1" x 7'5" (4.29m x 2.26m)
Having sink unit with drainer with base units beneath, further base and wall units, single door oven, four ring gas hob, extractor hood, integrated microwave, space for fridge/freezer, plumbing for washing machine, double glazed window to rear and door to side.



On the ground floor

A tread staircase leads to the first floor landing and to

Bedroom One



11'4" x 10'5" (3.45m x 3.18m) Having built in wardrobes, radiator, power points, ceiling light point, double glazed window to rear.

Bedroom Two

12'5" x 9' (3.78m x 2.74m) Radiator, power points, ceiling light point, single door wardrobe, double glazed window to front.

Bedroom Three

9'3" x 7' (2.82m x 2.13m) Storage recess, power points, ceiling light , double glazed window to front.

Part Tiled Bathroom

Comprising panelled bath with hand held shower, further corner shower cubicle with rain head, low level WC, wash hand basin, low wattage halogen ceiling light points, space saver heated chromed towel rail, access to loft, double glazed window to rear.



Outside

The property is situated in this quiet cul-de-sac and is set back beyond a single car driveway,

Integral Garage

Rear Garden

The rear gardens are primarily mainly lawned with borders and conifer screens.



General Information

POSSESSION: Vacant possession will be given upon completion of the sale.



SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

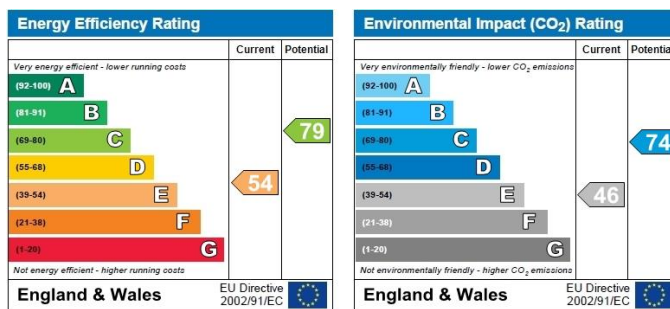
TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.







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".