

# Cottons

CHARTERED SURVEYORS

26 Wheats Avenue, Harborne,  
Birmingham, B17 0RJ

£385,000



- Spacious Semi-Detached Home
- Two Reception Rooms
- UPVC Double Glazing
- Three Bedrooms
- Garage
- EPC Rating D

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
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A Spacious SEMI- DETACHED Family Home comprising of: DRIVEWAY, GARAGE, THREE BEDROOMS, TWO LARGE RECEPTION ROOMS, SEPARATE BATHROOM AND TOILET located within a highly sort after area of Harborne. Viewings are VITAL to appreciate the size of the property on offer. Benefiting from UPVC double glazing and combi gas central heating, a driveway providing off road parking, hallway entrance, a front and rear reception room perfect for a dining room and living room, a renovated modernized kitchen, rear garden with grassland and self-contained area at the rear.: Freehold, Council Tax Band: D, EPC Rating: D

**Property Tenure**  
Freehold

**Council Tax Band**  
D

**Fixtures and Fittings**

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

**ACCOMMODATION**

**Hall way** 15' 6" x 6' 0" (4.73m x 1.82m)

**Reception Room 1** 14' 4" x 10' 4" (4.38m x 3.16m)  
UPVC double glazed bay window and central heating radiator.

**Reception Room 2** 15' 1" x 12' 11" (4.60m x 3.93m)  
UPVC double glazed window and door, central heating radiator.

**Kitchen** 15' 6" x 6' 10" (4.73m x 2.09m)  
UPVC double glazed window and door, central heating radiator. Modern units, Induction hob, Oven and copious amounts of surface area and storage with side garden access and room for appliances.

**Garage** 15' 10" x 7' 8" (4.82m x 2.33m)  
Space for vehicles or storage, Potential for conversion or to be used at the buyers needs

**Landing** 12' 6" x 5' 11" (3.82m x 1.80m)  
Spacious and vibrant with lots of light.

**Bedroom 1** 17' 0" x 10' 6" (5.19m x 3.21m)  
UPVC double glazed bay window and central heating radiator.

**Bedroom 2** 13' 1" x 11' 9" (3.99m x 3.59m)  
UPVC double glazed window and central heating radiator.

**Bedroom 3** 6' 0" x 7' 0" (1.82m x 2.13m)  
UPVC double glazed window and central heating radiator.

**Bathroom** 8' 1" x 5' 9" (2.47m x 1.75m)  
UPVC double glazed window and central heating radiator. light, partially tiled bathroom, panelled bath with electric shower over, pedestal wash basin and room to add units for storage.

**Toilet** 6' 2" x 3' 3" (1.87m x 0.98m)  
UPVC double glazed window, WC and wash basin

**Outside Front**  
Lawned foregarden and paved driveway allowing for off road parking and access to garage

**Outside Rear**  
Paved patio area and lawned garden



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