

95 Ferncliffe Road, Harborne, B17 0QH

Asking Price Of £110,000



- EPC Rating: D
- Central Heating
- Sizable Rooms
- Council Tax Band: A
- Garden Access
- UPVC Double Glazing



Cottons is pleased to present an exceptional one-bedroom maisonette located in the Harborne area. This property represents an excellent opportunity for first-time buyers as well as for investors seeking to expand their real estate portfolio. The interior layout of the property effectively utilizes space for the kitchen, lounge, and bathroom, which are all seamlessly connected by a corridor and an entrance staircase. Each room is designed to provide ample storage solutions. The property will necessitate some renovations. The exterior of the property boasts extensive grassy areas both in the front and the back. The rear garden provides access to a small storage unit situated conveniently to the side. EPC Rating: D, Council Tax Band:

**Property Tenure**  
Leasehold

**Council Tax Band**  
A

**EPC Rating**  
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.

#### Location

95 Ferncliffe Road is located in the Harborne area, it is placed approximately:

- 1.9 Miles from the Queen Elizabeth Hospital
- 325ft from the nearest Bus stop
- 3.0 Miles from Five Ways Train station
- 4.2 Miles away from Grand Central Shopping Central

## ACCOMMODATION

**Entrance Stairs** 6' 1" x 6' 5" (1.866m x 1.965m)  
UPVC Double Glazing

**Hallway** 13' 8" x 4' 0" (4.156m x 1.222m)  
Storage Cupboard: Fuze Board, Electric Meter, UPVC Double Glazed Window.

**Bedroom** 9' 6" x 13' 6" (2.883m x 4.113m)  
UPVC Double Glazed Window, Wall Mounted Electric Heater,, Storage Cupboard.

**Lounge** 11' 5" x 13' 5" (3.476m x 4.093m)  
UPVC Double Glazed Windows, Wall Mounted Fire Place, Storage Cupboard.

**Kitchen** 7' 5" x 9' 11" (2.249m x 3.021m)  
UPVC Double Glazed Windows, Oven with gas hob, Storage Cupboard, Wooden Counter-tops.

**Bathroom**  
UPVC Double Glazed Windows, WC, Panelled Bath, Wash Basin.



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