

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Ferncliffe Road

Harborne, Birmingham, B17 0QJ

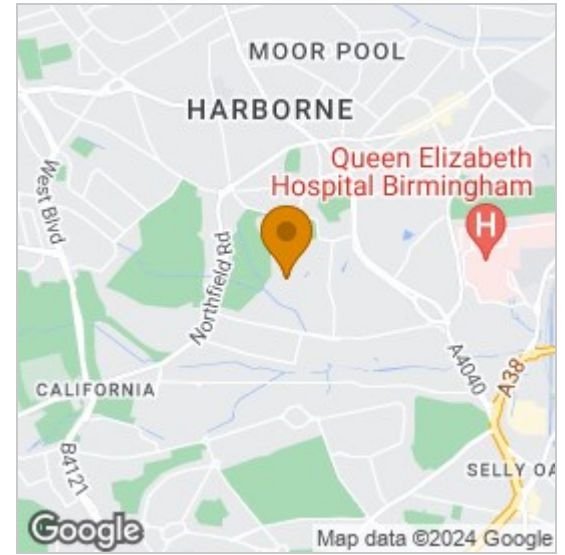
Guide Price £170,000







## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		59	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £170,000 \* BIDDING CLOSES 30 MAY 3.30PM \* FEES APPLY \*

An extremely spacious two bedroom semi-detached property situated in this quiet residential location in close proximity to Queen Elizabeth Medical Complex. The property requires some modernisation and updating but is a fantastic investment opportunity on a corner plot, offering excellent potential for further development. Being sold via Auction with No Upward Chain.

The property has double glazing and a gas central heating system which would need to be recommissioned by a professional gas engineer to ensure it is in safe working order.

The internal accommodation includes entrance porch, leading into an extremely large living dining room providing stairs to the first floor and doors through to the kitchen at the rear of the property. The kitchen provides access out to a utility area and then out to the rear garden.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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