

# ENGLANDS



162 Ferncliffe Road  
Harborne, Birmingham, B17 0QJ

£270,000





## PROPERTY DESCRIPTION

Well-maintained semi-detached property set in a very convenient location. This two bedroomed home occupies an elevated position at the top of Ferncliffe Road, Harborne, with the Queen Elizabeth Hospital and University of Birmingham being within easy reach. Grove Park and local shops are close by and Selly Oak retail park and Harborne village are readily accessible.

The property benefits from a driveway, dual aspect lounge/dining room, kitchen, covered side area, two bedrooms, bathroom and enclosed rear garden. Gas central heating and double glazing.

Viewing is highly recommended in order to fully appreciate the accommodation which comprises in more detail:



Tel: 01214271974



The property is well set back from the road by a tarmac driveway, small brick retaining wall, decorative slate bed and gate leading to rear. UPVC entrance door with double glazed panel and covered canopy leads into:

#### HALLWAY

Having ceiling light point, radiator, stairs rising to first floor accommodation, useful under stairs storage area and storage cupboard housing the meters.

#### LOUNGE/DINING ROOM

6.55 max x 3.48 max (21'5" max x 11'5" max ) Dual aspect lounge/dining room having UPVC double glazed window to the front and UPVC double glazed French doors opening out to the rear garden, two radiators, two ceiling light points, fireplace having timber mantelpiece and marble-style insert and hearth plus fitted gas fire. Wood-style flooring.

#### KITCHEN

3.04 max into doorway x 2.53 max (9'11" max into doorway x 8'3" max ) Having a range of matching wall and base units, composite work surfaces, integrated Bosch electric oven with gas hob over and wall-mounted extractor fan, single bowl stainless steel sink drainer, UPVC double glazed window overlooking the rear garden, vinyl flooring, part complementary tiling to walls and ceiling light point.

#### COVERED SIDE AREA

Useful storage area having access from the front and also into the rear garden.

#### STAIRS RISING TO FIRST FLOOR ACCOMMODATION

#### LANDING

Having UPVC double glazed window, ceiling light point, loft hatch access and airing cupboard housing two water tanks.

#### BEDROOM ONE - FRONT

3.64 max to wardrobe front x 2.99 max (11'11" max to wardrobe front x 9'9" max) Having UPVC double glazed window overlooking the front elevation, radiator, fitted wardrobes with sliding mirror doors, further built-in storage cupboard housing the wall-mounted Worcester gas boiler.

#### BEDROOM TWO - REAR

3.49 max into doorway x 3.46 max (11'5" max into doorway x 11'4" max ) Having UPVC double glazed window overlooking the garden, radiator and ceiling light point.

#### BATHROOM

Having panelled bath with wall-mounted electric shower over, part complementary tiling to walls, two UPVC double glazed windows with obscured glazing, pedestal wash hand basin, low flush WC, radiator, vinyl flooring and ceiling light point.

#### OUTSIDE

#### REAR GARDEN

Delightful rear garden having paved seating area, lawn, fence panels to three sides, flower borders and enjoying a tree-lined aspect to the rear.

#### ADDITIONAL INFORMATION

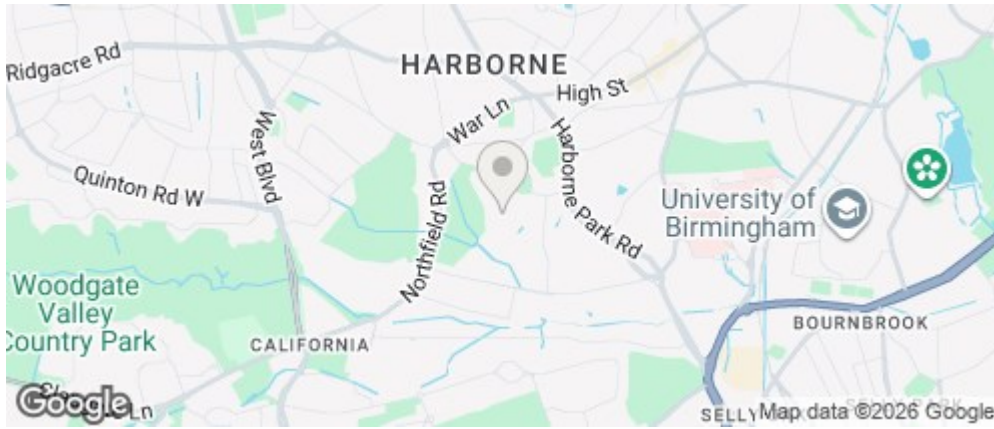
TENURE: FREEHOLD  
COUNCIL TAX BAND: B




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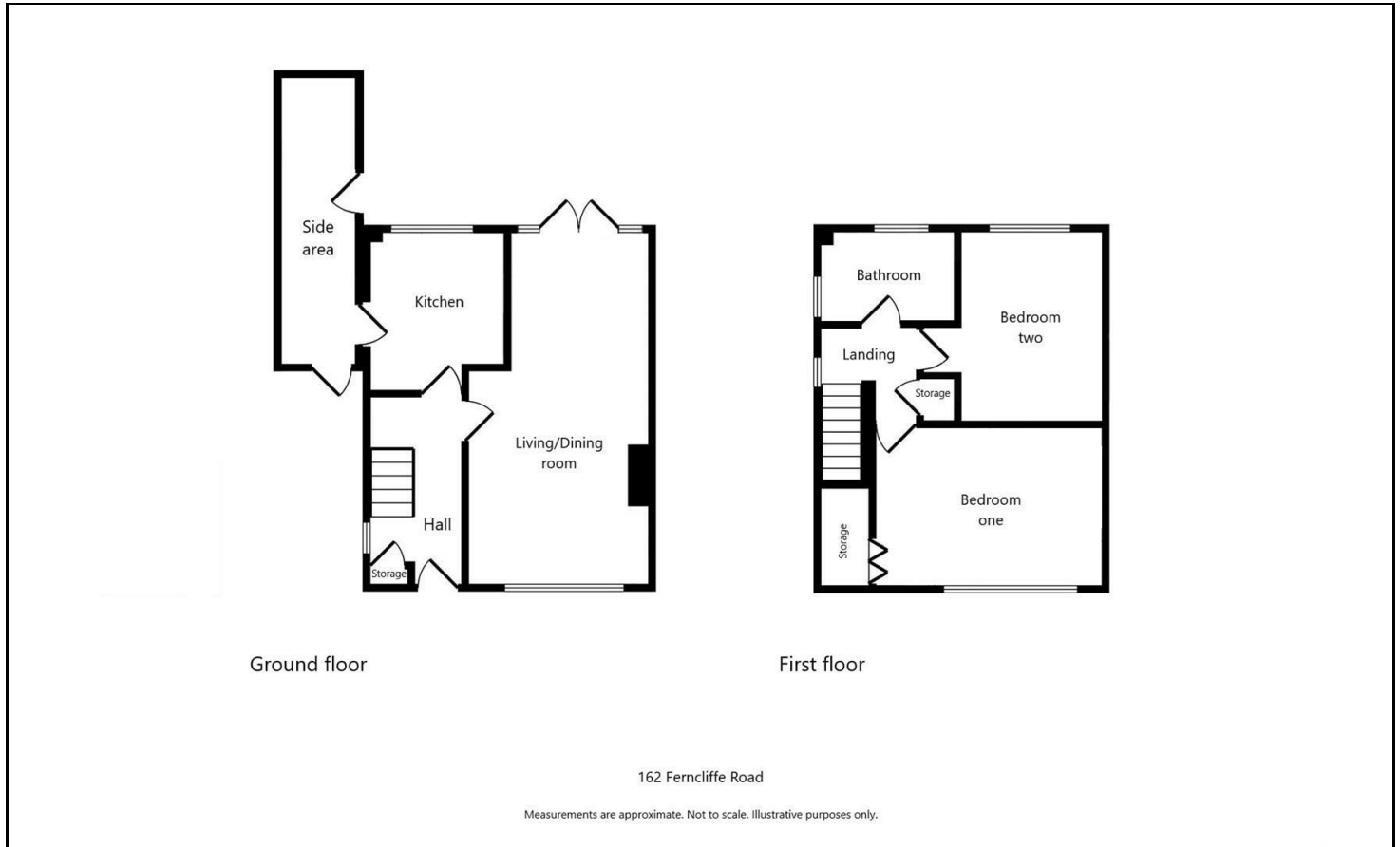
## ROAD MAP



## ENERGY EFFICIENCY GRAPH

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

## FLOOR PLAN



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