

# Cottons

CHARTERED SURVEYORS

98 Poole Crescent, Harborne,  
Birmingham, B17 0PB

Offers in the Region Of  
**£245,000**



- Spacious End Terrace Home
- Two Double Bedrooms
- Downstairs WC
- EPC Rating: D
- Living Room
- First Floor Bathroom

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

A SPACIOUS and WELL PRESENTED end terrace home within HARBORNE near QUEEN ELIZABETH HOSPITAL. Viewing VITAL to appreciate accommodation and location on offer. Benefiting from uPVC double glazing and gas central heating, this ideal first time purchase or buy to let investment comprises paved driveway, porch, hallway, living room, kitchen diner with range cooker, downstairs WC, two double bedrooms, first floor bathroom and rear garden. Offered with NO UPWARD CHAIN.

#### Property Tenure

Freehold

#### Council Tax Band

B

#### EPC Rating

D

#### Location

The property is situated in a convenient and well regarded residential location within Harborne, in a crescent off Quinton Road, conveniently situated approximately:

- 680 metres from Queen Elizabeth Hospital.
- 750 metres from Selly Oak Shopping Park.
- 0.7 miles from Selly Oak Train Station.
- 0.8 miles from Harborne High Street.
- 0.9 miles from University of Birmingham.
- 3 miles from Birmingham City Centre.

#### Description

A two storey end terrace home of traditional brick construction with a pitched roof. The property is generally in a presentable condition.

Benefiting from uPVC double glazing and combi gas central heating.

#### Accommodation

Please refer to the floor plan for room measurements.

#### Ground Floor

Porch, hallway, living room, kitchen diner with range cooker, downstairs WC.

#### First Floor

Stairs and landing, bedroom one (double), bedroom two (double), bathroom with shower and WC.

#### Outside

Front - Gated paved driveway. Rear - Garden.

#### Availability

The property is offered with vacant possession and no upward chain.



**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.

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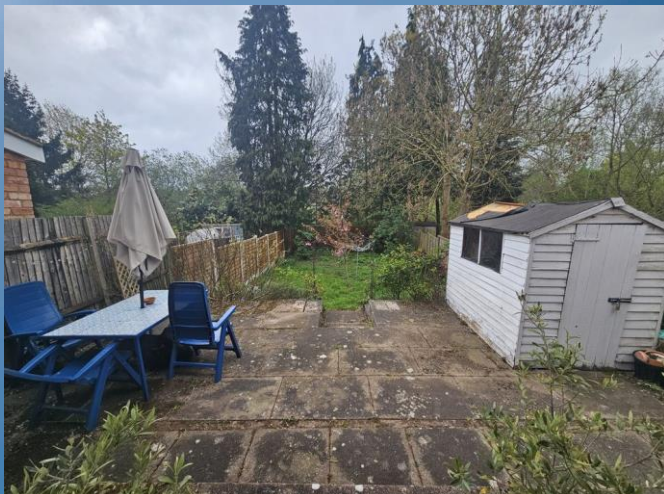
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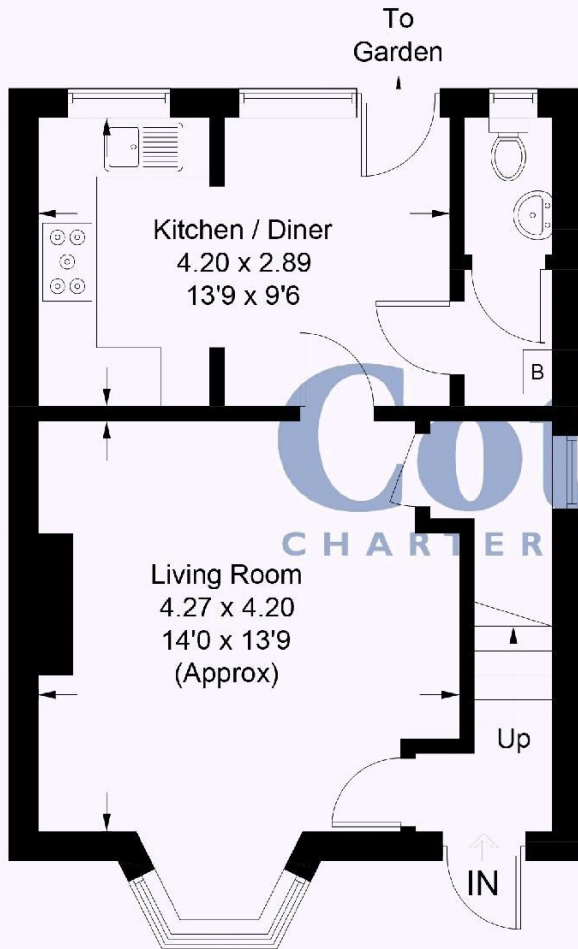


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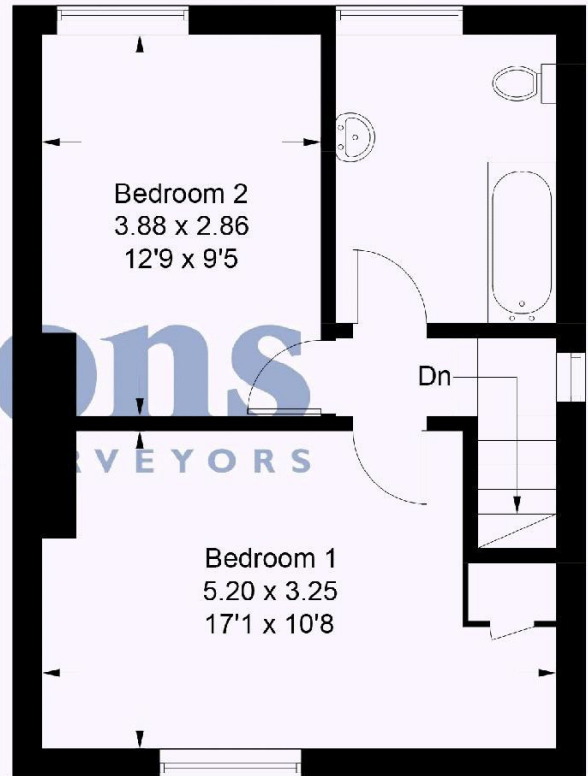
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# 98 Poole Crescent

Approximate Gross Internal Area = 78.0 sq m / 839 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291400)

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This plan is for illustration purposes only and may not be to scale or representative of the property.

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