

ENGLANDS



75 Weymoor Road

Harborne, Birmingham, B17 0RS

£375,000





PROPERTY DESCRIPTION

An extended and improved traditional style semi in a good location. Central heating and double glazing as specified, enclosed porch, hall, front reception room, extended rear living room, extended fitted kitchen, laundry/utility room with cloaks/WC, three bedrooms, bathroom/WC with separate shower, front parking, small side garage/storage area and pleasant rear garden.

Weymoor Road is well situated between Northfield Road and Elford Road in turn leading off Quinton Road. It is readily accessible to the University of Birmingham and the Queen Elizabeth medical complex, as well as local shops on Northfield Road, excellent amenities/shopping facilities on Harborne High Street, and regular transport services along Northfield Road to comprehensive City Centre facilities.

The property itself is setback from the road behind a mainly block paved forecourt/driveway area with flower border and boundary wall.

An internal inspection is essential and recommended to fully appreciate the accommodation which comprises in more detail:



Tel: 01214271974



ON THE GROUND FLOOR

ENCLOSED PORCH

Having double glazed outer doors, meter cupboard, tiled floor and part leaded light glazed inner door with side screen to:

RECEPTION HALL

Having wood laminate style flooring, radiator and coving.

FRONT RECEPTION ROOM

3.94m max to bay window x 3.31m max (12'11" max to bay window x 10'10" max)

Having double glazed bay window, wood laminate style flooring, radiator, coving and timber fire surround with tiled insert.

EXTENDED LOUNGE

6.28m max x 3.01m max (20'7" max x 9'10" max)
Having feature corner tiled fireplace with raised tiled hearth, timber surround and gas coal flame effect fire. Wood laminate style flooring, two radiators, double glazed doors to rear garden, double glazed Velux skylight ceiling window, two wall light points and interconnecting access to the kitchen.

EXTENDED FITTED KITCHEN

5.52m max x 1.90m max (18'1" max x 6'2" max)
Having inset one and a half bowl single drainer sink top with mixer tap and cupboards below, base units with worktops over, wall cupboards, "Neff" double oven with "Candy" four ring gas cooker hob over and cooker hood above, partial tiling to walls, radiator, double glazed window, recessed ceiling spotlights and double glazed Velux skylight ceiling window. Leaving off is a walk in under stairs storage cupboard.

LAUNDRY/UTILITY ROOM

2.11m max x 1.50m max (6'11" max x 4'11" max)
Having inset sink top with mixer tap and cupboard below, also appliance space with plumbing facility. Wall mounted "Logic Combi" gas fired boiler, double glazed door to side access, tiled floor, door to the garage/store and further interconnecting door to:

CLOAKS/WC

Having pedestal basin, low flush WC, radiator, double glazed window and partial tiling to walls.

ON THE FIRST FLOOR

LANDING AREA

Having double glazed side window and roof hatch with ladders.

BEDROOM ONE FRONT

4.11m to bay window x 2.46m to wardrobe front (13'5" to bay window x 8'0" to wardrobe front)

Having two built-in cupboards/wardrobes with hanging rail, shelving and cupboards above. Double glazed front bay window and radiator.

BEDROOM TWO REAR

4.06m to bay window x 2.36m to wardrobe front (13'3" to bay window x 7'8" to wardrobe front)

Having built in sliding mirror door wardrobe with hanging rail and shelf, also rear double glazed bay window, built in shelved cupboard and radiator.

BEDROOM THREE FRONT

2.48m max x 1.98m max (8'1" max x 6'5" max)

Having radiator and double glazed window.

BATHROOM/WC

Having low flush WC, pedestal basin, panelled bath and separate tiled shower cubicle. Radiator, partial tiling to walls, double glazed window and vent.

OUTSIDE

SMALL SIDE GARAGE/STORAGE AREA

(Not suitable for most cars) Having twin entrance doors, power and lighting points, and wall mounted storage cupboards.

PLEASANT REAR GARDEN

Including paved terrace with side access to the laundry/utility room and exterior light. Brick retaining wall and steps leading up to the lawned area with pathway and greenhouse to the rear.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: C



ENGLANDS

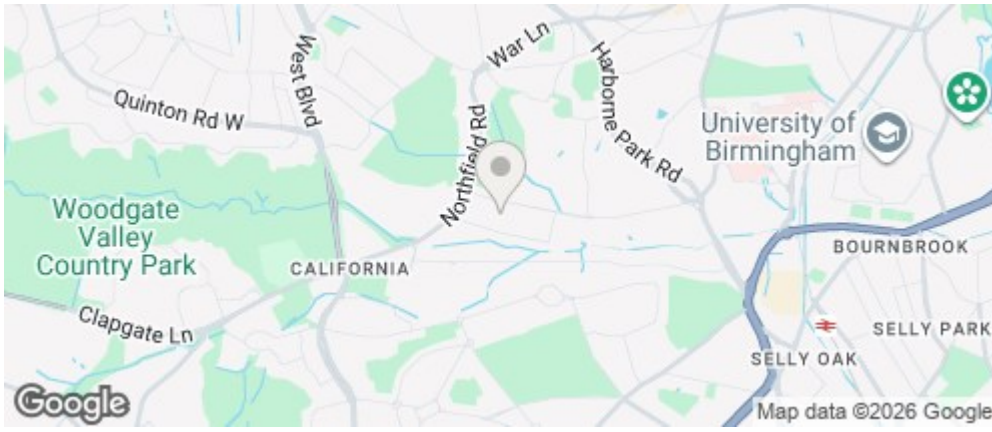




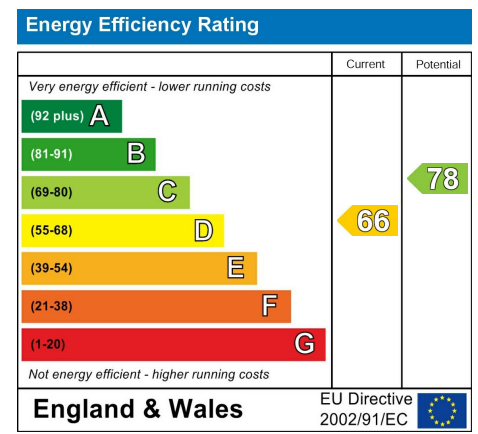
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.