



Martineau Drive, Harborne Birmingham B32 2AS

welcome to

Martineau Drive, Harborne Birmingham

FANTASTIC LOCATION * CLOSE TO HARBORNE VILLAGE *** DETACHED **** GARAGE AND DRIVEWAY *** FOUR GOOD SIZE BEDROOMS **** FAMILY BATHROOM **** DOWNSTAIRS W/C *** MASTER BEDROOM WITH EN-SUITE FACILITIES *** KITCHEN DINER **** MODERN PROPERTY **** EASY ACCESS INTO BIRMINGHAM CITY CENTRE.

Agent Note

This property is council tax band D.

Entrance Porch

Door into lounge.

Lounge

16' 3" x 10' 2" (4.95m x 3.10m)

Double glazed window to front, doors into porch and hallway, carpet, central heating radiator.

Hallway

Doors to w/c, lounge & kitchen, stairs to first floor.

Kitchen

18' 10" x 7' 10" (5.74m x 2.39m)

Double glazed double doors & window to rear, space for dining table & chairs, range of wall & base units, gas hob, oven with extractor over, spotlights.

Landing

Stairs to second floor, doors to bedrooms 2, 3, 4, & bathroom.

Bedroom 2

12' 9" x 9' 4" (3.89m x 2.84m)

Double glazed window to front, central heating radiator, carpet.

Bedroom 3

11' 4" x 10' 2" (3.45m x 3.10m)

Double glazed window to rear, central heating radiator, carpet.

Bedroom 4

9' 6" x 9' 3" (2.90m x 2.82m)

Double glazed window to front, central heating radiator, carpet.

Bathroom

Double glazed window to rear, heated towel rail, tiled to floor and splash-prone areas, bath with shower head attachment on taps, low level flush w/c, hand wash basin with hot & cold taps.

Bedroom 1 - Second Floor

15' 1" x 11' (4.60m x 3.35m)

2 Sky light windows, central heating radiator, carpet, door to en-suite.

En-Suite

Double glazed window to front, tiles to floor & splash-prone areas, shower cubical, low level flush w/c, wash hand basin with hot & cold taps.

Front Garden

Tarmac driveway in front of garage, lawn to side, path to front porch, side gate access to rear garden.

Rear Garden

Patio area, lawn area, fencing for privacy, side gate access to front garden.

Garage

15' 9" x 8' 2" (4.80m x 2.49m)

Up & over door.





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Martineau Drive, Harborne Birmingham

- Four Bedrooms
- Detached Property
- En-suite to the Master Bedroom
- Downstairs W/C
- Family Bathroom

Tenure: Leasehold EPC Rating: B

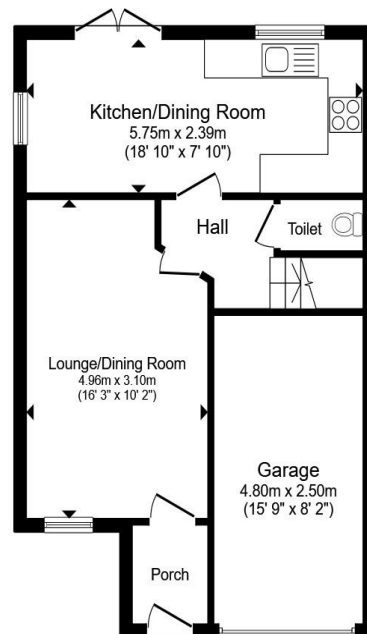
Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 150.00

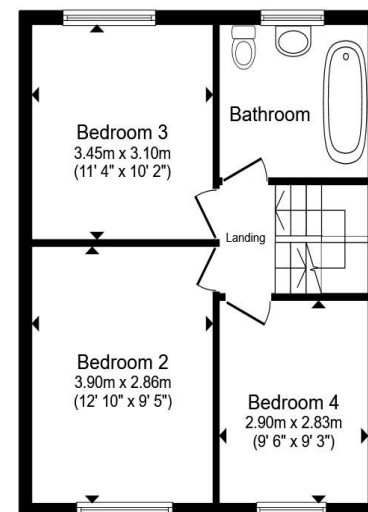
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

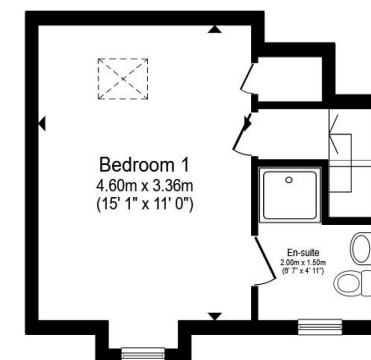
£450,000



Ground Floor



First Floor



Second Floor

Total floor area 117.3 m² (1,263 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HBN111811 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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