

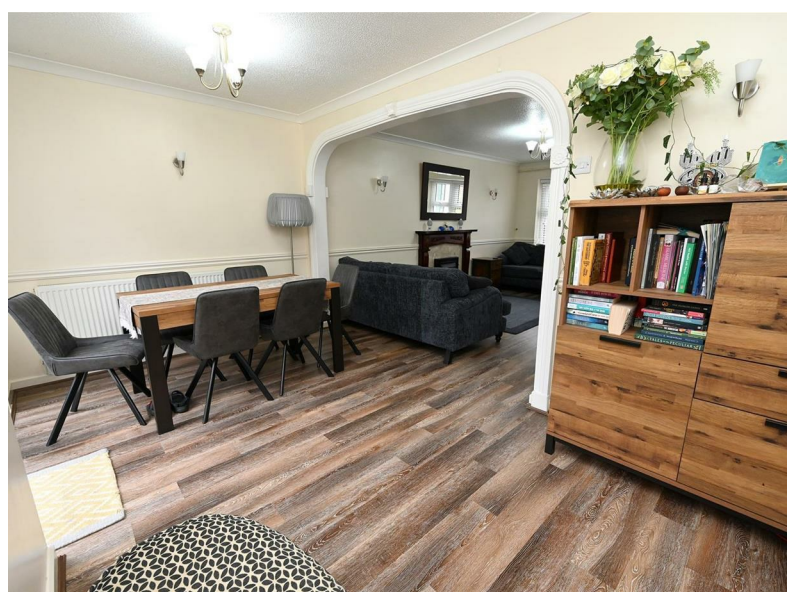
# ENGLANDS



39 Broadhidley Drive

Bartley Green, Birmingham, B32 3QN

£375,000







## PROPERTY DESCRIPTION

An extended and improved modern semi-detached residence located at the end of a pleasant cul-de-sac. The property includes central heating, double glazing as specified, porch, entrance hall, inter-connecting living and dining room, kitchen, four double bedrooms, bathroom, integral garage and rear garden.

Broadhidley Drive leads off Adams Hill, Bartley Green and is well-placed for local schools and shops, including a short distance to Newman University. The M5 motorway is conveniently close by and the delightful scenes of Bartley Reservoir. It is readily accessible to local amenities including the Queen Elizabeth Medical Centre, Birmingham University, shopping facilities at Northfield and Harborne, as well as regular transport services leading through to comprehensive city centre, leisure, entertainment and shopping facilities.

The property is set back from the road behind a driveway for multiple vehicles and features electric vehicle charging point. An internal inspection is essential and recommended to fully appreciate the accommodation which comprises in more detail:



Tel: 01214271974



## PORCH

Having an enclosed space behind a UPVC double glazed door and windows, wall light, wooden style flooring and door leading into:

## ENTRANCE HALL

Having wooden style flooring, ceiling light point, wall light, radiator, built in storage cupboard and stairs rising to first floor accommodation.

## LIVING ROOM

4.57m max x 3.35m max (14'11" max x 10'11" max)  
Having wooden style flooring, UPVC double glazed bay window, coving to ceiling, dado rail, ceiling light point, two wall lights, feature fireplace with gas coal effect fire, timber surround and marble inset and hearth. Understairs storage cupboard having ceiling light point. Interconnecting archway leading through to:

## DINING ROOM

4.38m max x 2.61m max (14'4" max x 8'6" max)  
Having wooden style flooring, two ceiling light points, wall light, coving to ceiling, dado rail, radiator, UPVC double glazed window and sliding patio doors leading to garden.

## KITCHEN

3.61m max x 2.36m max (11'10" max x 7'8" max)  
Having wooden style flooring, a range of wall and base units with worktop over, five ring Neff gas hob with extractor fan over, coving to ceiling, integrated Beko dishwasher, integrated fridge and freezer, double electric oven, radiator, ceiling strip lighting, single bowl sink drainer with mixer tap over and cupboard housing Baxi gas combi boiler. UPVC double glazed window and door leading to garden.

## GARAGE

Having up and over door, plumbing for washing machine and strip ceiling lighting. Access door leading into kitchen.

Stairs rising to first floor accommodation.

## LANDING

Having ceiling light point, built in storage cupboard and loft access hatch with integrated ladder.

## BEDROOM ONE FRONT

4.51m max x 2.95m max (14'9" max x 9'8" max)  
Having two UPVC double glazed windows, radiator, two ceiling light points, coving to ceiling and built in storage cupboard with shelving to the side.

## BEDROOM TWO FRONT

3.69m max x 2.45m excluding wardrobe (12'1" max x 8'0" excluding wardrobe)  
Having UPVC double glazed window, radiator, coving to ceiling, ceiling light point, dado rail and fitted wardrobes with sliding doors.

## BEDROOM THREE REAR

3.54m max x 2.36m excluding wardrobe (11'7" max x 7'8" excluding wardrobe)  
Having ceiling light point, UPVC double glazed window, radiator, coving to ceiling and fitted wardrobes with sliding doors.

## BEDROOM FOUR REAR

2.99m max x 2.46m max (9'9" max x 8'0" max)  
Having UPVC double glazed window, ceiling light point and radiator.

## BATHROOM

Having vinyl flooring, low flush WC, pedestal hand wash basin with mixer tap over, partial tiling to walls, UPVC obscured double glazed window, radiator, ceiling light point, panelled bathtub with mixer tap over, wall mounted electric shower and side screen.

## GARDEN

Having paved patio area, lawn, a range of trees, flowers and plants, and fence panels to three sides. Gate to side access.

## ADDITIONAL INFORMATION

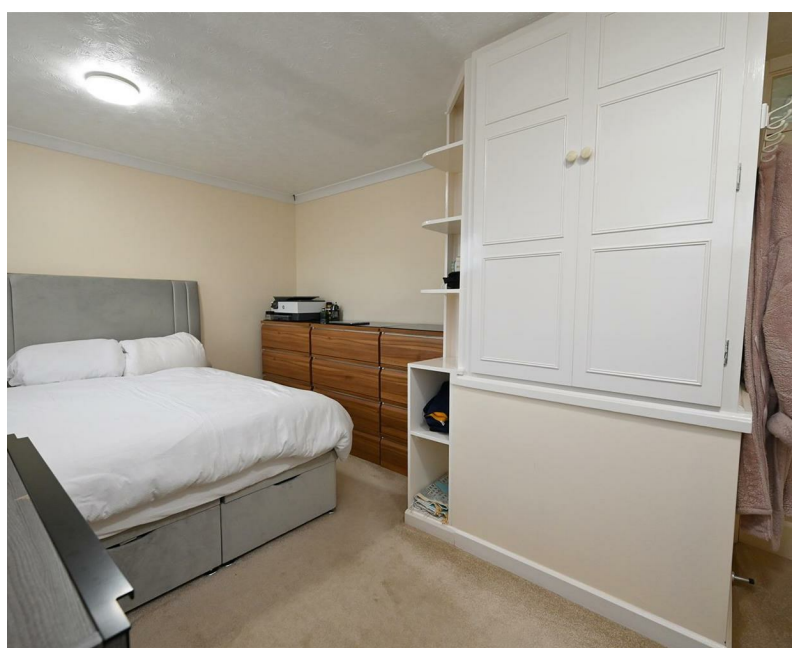
Tenure: Freehold

Council Tax Band: C





# ENGLANDS







# ENGLANDS

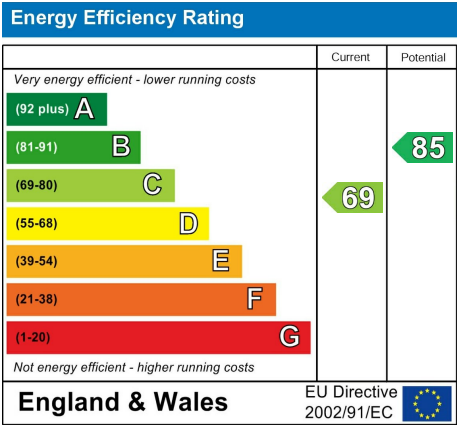




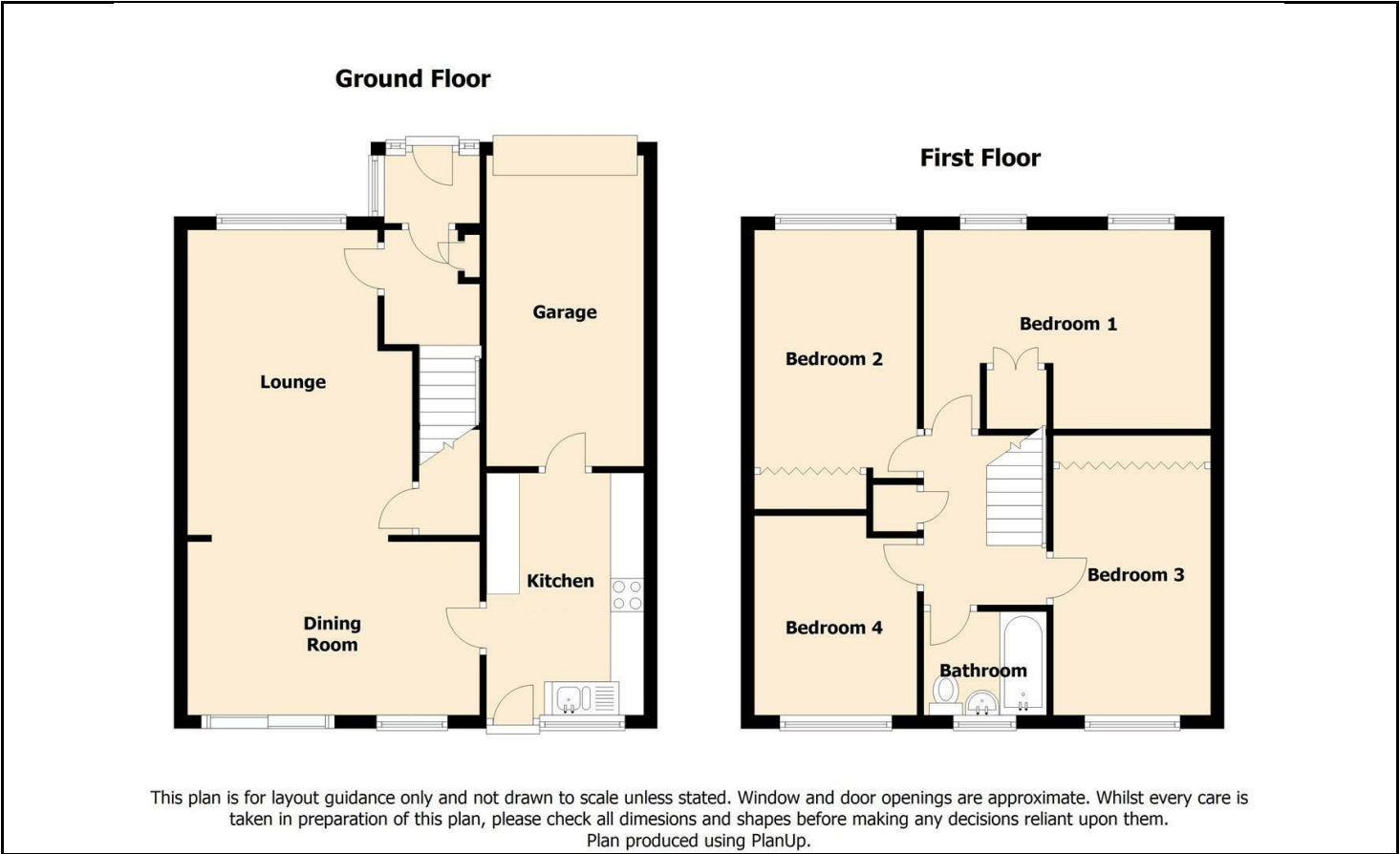
ROAD MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.