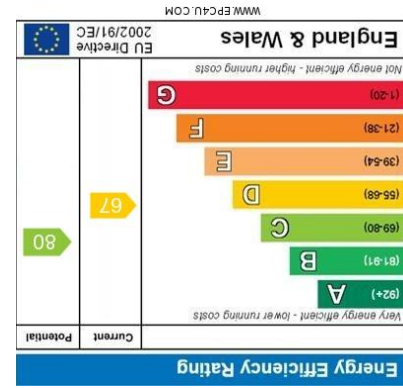


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER CUL DE SAC LOCATION
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN



Harbury Close, Minworth, Sutton Coldfield, B76 1YF

£280,000



Property Description

POPULAR CUL DE SAC LOCATION. This well presented three bedroom semi detached house occupies this popular cul de sac location, conveniently situated for local schools and shops, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham Town Centre and motorway connections. The accommodation in brief comprises enclosed porch, family lounge, separate dining room, fitted kitchen, landing, three good sized bedrooms, family bathroom. Outside to the front the property is set back from the road behind a driveway giving access to the garage and to the rear there is an enclosed secluded rear garden. Early internal viewing of this property is recommended and is available with no upward chain.

Outside to the front the property is set back behind a neat lawned fore garden and driveway providing access to garage and pathway with gated access to rear.

ENCLOSED PORCH Being approached by a double glazed entrance door with matching side screen, door leading through to lounge.

LOUNGE 10' 10" x 15' 00" (3.3m x 4.57m) Having fireplace with surround and hearth, radiator, stairs off to first floor accommodation and double doors through to dining room

DINING ROOM 8' 08" x 8' 08" (2.64m x 2.64m) Having space for dining table and chairs, radiator, double glazed sliding patio doors giving access to rear garden and doors through to kitchen.

FITTED KITCHEN 9' 07" x 8' 08" (2.92m x 2.64m) Having a modern range of high gloss wall and base units with work top surfaces over incorporating inset one and a half bowl sink unit with mixer tap and tiled splashback surrounds, fitted halogen hob with extractor above, built in electric cooker beneath, space and plumbing for washing machine, space for fridge freezer, useful under stairs storage cupboard, wall mounted gas central heating boiler, opaque double glazed window to side and double glazed window to rear garden.

LANDING Approached by a turning staircase with balustrade passing opaque double glazed to side, built in storage cupboard housing water tanks and doors off to bedrooms and bathroom.

BEDROOM ONE

BEDROOM TWO 9' 08" x 10' 00" (2.95m x 3.05m) Double glazed window to rear, radiator.

BEDROOM THREE 8' 08" x 8' 03" (2.64m x 2.51m) Having double glazed window to front, radiator.



FAMILY BATHROOM Having a white suite comprising "P" shaped panelled bath with electric shower over and shower screen, low flush WC, part tiling to walls, radiator and opaque double glazed window to rear elevation.

OUTSIDE Outside to the rear there is good sized enclosed mature rear garden with paved patio with steps leading to lawned garden with fencing to perimeter and pathway with gated access to front.

GARAGE 17' 09" x 8' 00" (5.41m x 2.44m) With up and over doors to front, power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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