



7 Harlow Grove Hall Green

**A Well Maintained Traditional Extended End Terrace Property
Conveniently Situated in a Popular Cul de Sac Location
Double Glazing and a Gas Central Heating System
Lounge, Open Plan Dining Area / Kitchen and Ground Floor Bathroom
Three Good First Floor Bedrooms
Off Road Parking and Delightful Rear Garden, EER – “C”**

£165,000

Viewing Hall Green Office 0121- 683 6363

7 Harlow Grove, Hall Green, B28 9QA

The property is set back from the road behind a foregarden with pebbled driveway providing off road parking.

Accommodation on the Ground Floor

Enclosed Porch being double glazed with further door to:-

Reception Room One (front) 15'7" max x 11'5" having a double glazed window to the front, feature fire surround, central heating radiator, coving to the ceiling, door to meter cupboard and square arch to:-

Dining Area 12'6" x 7'9" having door to stairs to the first floor, timber effect laminate flooring, central heating radiator and open to:-

Extended Kitchen (rear) 9'4" x 9'6" being fitted with a range of floor and wall units with complementary work surface over, one and a half bowl sink and drainer with mixer tap over, built-in oven and hob with extractor hood over, tiling to splash prone areas, tiling to floor, double glazed window to the rear and door to the side to:-

Rear Lobby having tiling to the floor, double glazed door giving access to the rear garden and door to:-

Ground Floor Bathroom being fitted with a suite comprising:- panelled bath with shower mixer and shower screen over, pedestal wash hand basin and closed coupled w.c., tiling to floor and walls, central heating radiator and a double glazed window to the side.

First Floor

Landing having a double glazed window to the side, loft hatch and doors off to:-

Bedroom One (rear) 13' x 8'5" having a double glazed window to the rear, central heating radiator and door to over stairs storage housing combi boiler.

Bedroom Two (front) 11' x 7'9" having a double glazed window to the front and central heating radiator.

Bedroom Three (front) 7'10" x 7'6" having a double glazed window to front and central heating radiator.



Outside

Rear Garden being a delightful mature rear garden with paved patio area, well stocked borders, fencing to the perimeter and side gate giving access to the front of the property.

Tenure - we are informed that the tenure of the property is Freehold. However, any interested parties are strongly recommended to have this information verified by their Solicitor or Surveyor at the earliest opportunity. Please consult us for further details.

GENERAL INFORMATION

Fixtures & Fittings - Only those items mentioned in the particulars are included in the sale. However, other items may be available by separate negotiation.

Viewing - Strictly by prior appointment through Shakespeares Estate Agents, Hall Green Office:- Telephone:- 0121 683 6363.

Internet - All our properties can be seen on e-shakespeares.co.uk and rightmove.co.uk

Free Sales Valuation - If you have a property to sell, Shakespeares Estate Agents would be pleased to provide, without obligation, a free sales valuation at your convenience.

Independent Mortgage Advice - Shakespeares Estate Agents are proud to introduce Eamonn Reilly of EFR Limited who is a qualified professional independent mortgage advisor. He can provide you with up to the minute information on the available rates. To arrange an appointment please contact Shakespeares Estate Agents on 0121 683 6363. Your Home is at risk if you do not keep up repayment on a mortgage or other loans secured on it.

Conveyancing - Shakespeares work very closely with local Solicitors and can introduce long established, reputable firms to you, who can provide a no-obligation conveyancing quotation. Upon completion of any transaction Shakespeares will receive an introductory fee, which will be paid out of the Solicitors own resources. This arrangement is regulated by the Solicitors Regulation Authority and The Solicitors Code of Conduct 2007

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 will be no delay in agreeing the sale. We have in place procedures and controls which are designed to forestall and prevent Money laundering. If we suspect that a supplier, customer/client or employee is committing a Money laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the Serious Organised Crime Agency.

Description

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Shakespeares nor any of its employees has any authority to make or give any representation or warranty whatever in relation to this property.

Shakespeares have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Shakespeares have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars correct until it has been verified by their own solicitor, surveyor or professional adviser. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



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