



Floor Layout



Total area: approx. 96.1 sq. metres (1034.1 sq. feet)

Total approx. floor area (1034 sqft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Stanley Avenue

Harborne

B32 2HA

Asking Price Of £370,000

- Semi-Detached House
- Three Bedrooms
- Two Off-Road Parking Spaces
- Spacious Back Garden



**Stanley Avenue,
Harborne, Birmingham, B32 2HA**
Asking Price Of £370,000



Property Description

DESCRIPTION A well maintained three-bedroom semi-detached family home situated in a sought after Harborne location. The property benefits from recent improvements with accommodation comprising an front porch leading to a hallway with living room, bathroom, and open-plan kitchen/diner on the ground floor with three-bedrooms and a bathroom on the first floor. To the front of the property there is off-road parking for two cars, and to the rear is a spacious and easily maintained garden with a shed that could also be used as an office.

The property is well suited to first time buyers, professional couples, families or investors as a great rental opportunity. There is great transport links to Birmingham City Centre and benefits from being close to local schools and amenities.

LOCATION Stanley Avenue is close to Hagley Road West and Ridgacre Road links towards the borders of Harborne with the Hagley Rd beyond linking to Birmingham city centre, offering a plethora of shopping facilities, range of restaurants and numerous theatres, Symphony Hall and the Convention Centre. Woodgate Valley country park and farm offers a release for a Sunday stroll, with further parks of Lightwoods and Cannon Hill parks a short drive.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold



Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: C

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Further Material Information:

Part A

Council Tax /Domestic Rates: C

Asking price: £370,000

Tenure*: Freehold

Part B

Property type: Semi-Detached House

Property construction: Purpose built.

Number and types of room: Three Bedrooms

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: We recommend you complete your own investigation.

Mobile signal/coverage: We recommend you complete your own investigation.

Parking: Yes – Two Off-Road Spaces

Part C

Building safety: N/a.

Restrictions: N/a.

Rights and easements: N/a.

Flood risk: N/a

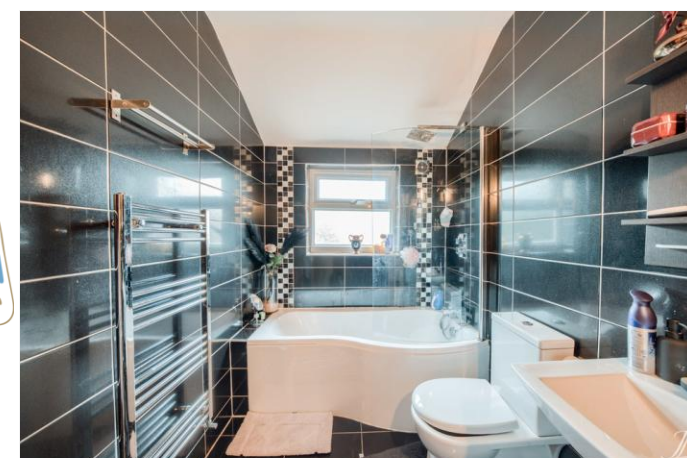
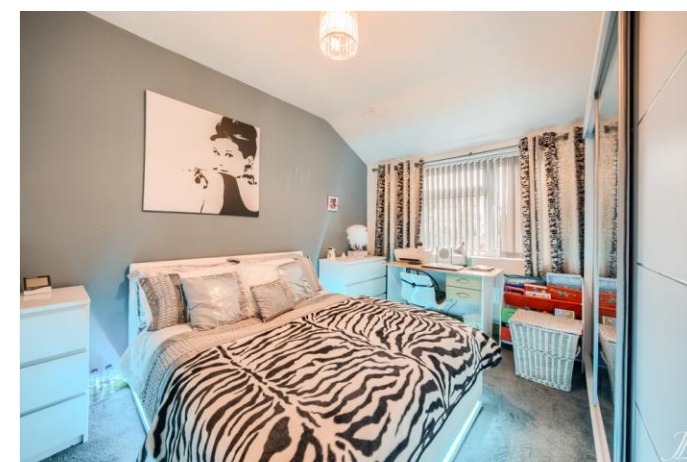
Coastal erosion risk: N/a.

Planning permission: N/a.

Accessibility/adaptations: N/a.

Coalfield or mining area: N/a.

Energy Performance Certificate (EPC):** D



**To book a viewing
of this property:**

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