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44 Harringay Road, Birmingham, West Midlands. B44 0TY

Offers in excess of £250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

SPACIOUS END OF TERRACE FAMILY HOMETHREE DOUBLE BEDROOMS***OPEN PLAN KITCHEN/DINING AREA***COSEY LOUNGE***STYLISH FAMILY BATHROOM***PRIVATE SOUTHERLY REAR GARDEN***LOVELY SUMMER HOUSE INCORPORATING A BAR AND GOOD SIZE STORAGE***FULLY BOARDED LOFT WITH VELUX STYLE WINDOW***PARKING TO FORE*** A fabulous opportunity to purchase this very well presented, spacious end of terrace family home. Located conveniently to schooling, amenities and transport links. Accommodation in brief comprises, entrance hallway, cosey lounge, open plan kitchen/dining area, three double bedrooms, fully boarded loft space with velux style window with pull down ladder and light and stylish family bathroom. Outside a private; southerly rear garden having a lovely summer house incorporating a bar and good size storage room and parking to the fore.

FEATURES

- SPACIOUS WELL PRESENTED END OF TERRACE FAMILY HOME
- CONVENIENTLY LOCATED TO AMENITIES, SCHOOLING AND TRANSPORT LINKS
- COSEY LOUNGE
- OPEN PLAN KITCHEN AND DINING AREA
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- SOUTHERLY REAR GARDEN HAVING SUMMER HOUSE
- PARKING TO FORE



ROOM DESCRIPTIONS

Approach

Approached via a hard standing to the fore with steps leading to a front door giving access to the accommodation.

Entrance Hallway

Having stairs rising to the first floor and doors giving access to:-

Kitchen/Dining Area

17' 04" x 19' 0" max (5.28m x 5.79m)

Lounge

13' 03" x 10' 11" (4.04m x 3.33m)

Landing

Having loft access the loft is fully boarded with pull down ladder, light and velux style window to the rear. Doors giving access to all upstairs rooms.

Bedroom

Bedroom

13' 03" x 10' 0" (4.04m x 3.05m)

Bedroom

8' 11" x 6' 11" (2.72m x 2.11m)

Bathroom

6' 11" x 6' 11" (2.11m x 2.11m)

Rear Garden

Having a patio area with the rest laid to lawn and side access.

Summer House

Incorporating a bar and large storage room.







FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 correct, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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