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1 MERRYFIELD GROVE, HARBORNE, BIRMINGHAM, B17 0LW

£234,500





LOCATION

Merryfield Grove can be found in the residential area of Harborne close to it's borders with Quinton. It gives excellent access to Harborne High Street, Grove Park, University of Birmingham and it's associated train station, the QE Hospital and local amenities. Merryfield Grove can be found just off Harborne Park Road A4040 onto Cross Farm Round, turning first left into Merryfield Grove.

DESCRIPTION

This is a good sized, and recently redecorated and improved 2 bedroom mid terrace property situated within a popular residential area, with good public transport links to Birmingham City Centre. Foregarden and pathway leading to the following accommodation: - On the ground floor – entrance porch with door through to spacious lounge/diner, door off to modern recently refitted kitchen (with integral oven/hob, door through to conservatory. The first floor comprises a spacious landing with doors to 2 bedrooms and re-fitted shower room. Externally there is a low maintenance pleasant rear garden with storage shed. Double glazed and electric night storage heating. EPC TBC

Entrance Porch

UPVC entrance door with timber door through to lounge

Lounge/Diner 18' 8" x 20' 10" (5.69m x 6.35m)

Spacious and bright lounge diner, two double glazed windows to the front and sliding patio door to the conservatory. Two electric night storage heaters. Door to :-

Fitted Kitchen 12' 1" x 8' 3" (3.68m x 2.51m)

Rear facing, single drainer sink with mixer tap, work surfacing, base & wall mounted units, integral oven, 4 ring electric hob & cooker hood above, complimentary tiling to the walls, understairs storage cupboard, door to the rear giving access to :-

Conservatory

Conservatory with tiled floor, double opening doors to rear garden

First Floor Landing 9' 2" x 5' 5" (2.79m x 1.65m)

Access to roof space, storage cupboard, doors to all first floor accommodation.

Bedroom One 15' 8" x 9' 2" (4.77m x 2.79m)

Two Double glazed windows to the front, electric night storage heater, and fitted cupboard.

Bedroom Two 11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window to the rear, night storage heater and fitted cupboard.

Re-Fitted Bathroom 7' 2" x 5' 4" (2.18m x 1.62m)

Double glazed window to the rear, electric wall mounted heater and suite comprising :- Shower tray with glass surround, wash handbasin, WC and complimentary tiling to the walls.

Front

Lawn foregarden and pathway leading to the Accommodation.

Rear Garden

Pleasant good sized rear garden with patio, low maintenance and outside store.

Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

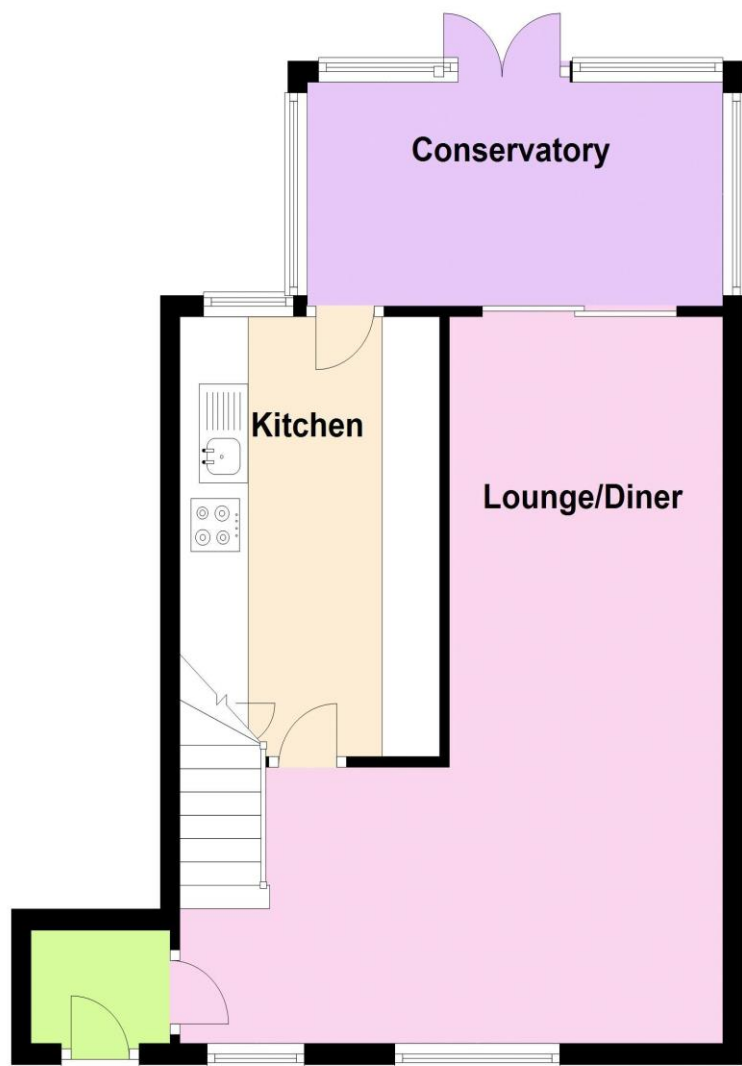
Property Related Services

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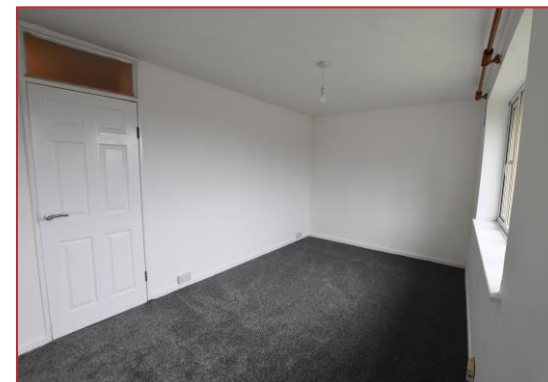
Ground Floor

Approx. 532.3 sq. feet



First Floor

Approx. 412.8 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



