ENGLANDS



12 Fakenham Croft

Harborne, Birmingham, B17 8TL

£425,000

3 1 1 C









PROPERTY DESCRIPTION

Modern semi-detached property, set on a good-sized corner plot in a quiet cul-de-sac location in Harborne. The property enjoys a very pleasant outlook over trees on the Beech Lanes estate.

The property has been recently reconfigured to create a spacious lounge/dining room and separate kitchen. Briefly comprising block paved driveway, porch with storage, ground floor WC, fitted kitchen, three bedrooms and shower room, viewing of this property is recommended to fully appreciate the layout. There is a southerly-facing enclosed rear garden.

Fakenham Croft is very conveniently located in a popular development close to Harborne, leading off Winchfield Drive which in turn leads off Sir Richards Drive. The Queen Elizabeth Hospital and University of Birmingham are easily reachable and access into Birmingham City Centre is close by via Hagley Road. Lightwoods Park and Warley Woods are also a short distance away, as well as local motorway connections being readily accessible.



12 Fakenham Croft





The property is set back on the road by a block paved driveway and front garden. UPVC double glazed entrance door leads into:

PORCH
Having tiled floor, ceiling light point, built-in storage cupboard and UPVC double glazed window to the front elevation.

GROUND FLOOR WC
Having low flush WC, wash hand basin with mixer tap over and set into vanity storage unit, tiled flooring and ceiling light point.

KITCHEN
5.25m max x 2.42m max (17'2" max x 7'11" max)
Recently refitted and comprising range of matching gloss-fronted wall and base units, integrated five burner gas hob with extractor fan over, integrated electric oven and integrated microwave, vertical radiator and recessed ceiling spotlights. Double glazed UPVC bay window to the front having obscure glass, inset composite sink with mixer tap over, work surfaces with integrated drainer, and plumbing for washing machine.

SPACIOUS LOUNGE/DINING ROOM
8.05m max x 5.47m max (26'4" max x 17'11" max)
Having wooden flooring, double glazed window, recessed ceiling spotlights, two ceiling light points, two radiators, built-in storage cupboard, double glazed aluminium sliding door to the rear garden, further UPVC double glazed full height window and window overlooking porch with obscured glass.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING
Having double glazed UPVC window to the side, ceiling light point and loft access hatch. Airing cupboard with wall-mounted Biasi gas Combi boiler.

BEDROOM ONE - REAR
3.56m max x 3.49m max (11'8" max x 11'5" max)
Having double glazed window overlooking the rear, radiator, fitted wardrobes, tiled floor and ceiling light point.

BEDROOM TWO - FRONT
3.54m max x 2.86m max (11'7" max x 9'4" max)
Double glazed window overlooking the front elevation, radiator, fitted wardrobes, tiled flooring and ceiling light point.

BEDROOM THREE - REAR
4.45m max into doorway x 1.82m max (14'7" max into doorway x 5'11" max)
Having double glazed window overlooking the rear garden, radiator, ceiling light point and fitted wardrobes.

SHOWER ROOM
2.85m max x 1.85m max (9'4" max x 6'0" max)
Having vinyl flooring, full complementary tiling to walls, shower cubicle with two showerheads, low flush WC, recessed ceiling spotlights and extractor fan. Built-in storage unit, hand wash basin with mixer tap over and set into vanity storage unit, wall mounted mirror, vertical radiator and double glazed window with obscured glass.

OUTSIDE
Southerly-facing rear garden set on a corner plot having a paved patio area, artificial grass lawn and borders with evergreen shrubs and trees. Fence panels to three sides and a gate leading to side. Covered side area which leads to the front of the property and is currently being used as storage.

ADDITIONAL INFORMATION
Tenure: Freehold
Council Tax Band: D
The property falls within Calthorpe Estates and is subject to the annual charge under the Scheme of Management.









ENGLANDS





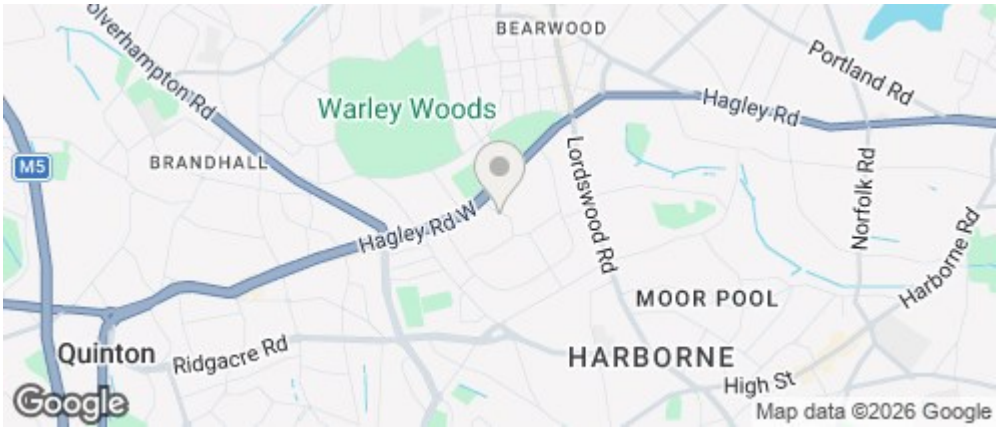




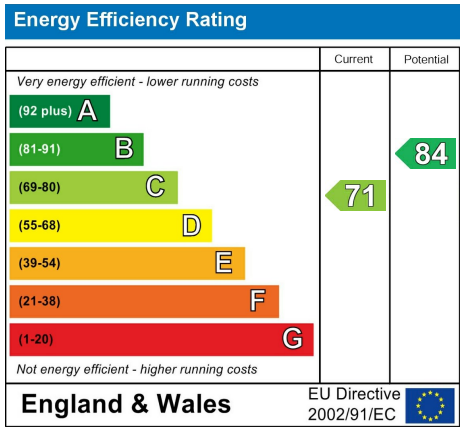
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.