



349 Harborne Road
Birmingham, B15 3JN

Auction Guide £810,000

The Property

A fantastic opportunity to purchase this FOUR/FIVE BEDROOM, DETACHED family home within a very desirable Edgbaston location.

The property benefits from over 2,500 square feet with ground floor accommodation including entrance hallway, three reception rooms of convenient family room, dining room and a through living room with sitting area. A conservatory is complimented by fitted kitchen, which leads to second cooking area-come utility, pantry and storage plus the all important WC and internal access to a garage. The first floor boasts four double bedrooms and a "Jack and Jill" bathroom leading from landing and master bedroom.

This charming family home has the luxury of two secured gated entrances providing a spacious and private front drive, whilst a large garden to the rear is a must have. NO UPWARD CHAIN - EPC / D - CT Band G

Location

Harborne is an affluent area sited 3 miles (5 kilometres) south-west of Birmingham, in the West Midlands, England. It is a Birmingham City Council ward in the formal district and in the parliamentary constituency of Birmingham Edgbaston.

The property is situated in a prominent location where Harborne road meets Kingscote Road, making it a prime Edgbaston postcode with Harborne amenities very near by. The property is close to Queen Elizabeth hospital and Birmingham University-with the train station adjacent, within easy reach of boutique shops and independent eateries of Harborne High Street, plus local amenities of nearby Chad Square shops, all whilst very accessible to A38 and A456 links to M6 motorway and Birmingham International Airport.

Approach

Double gated entrance with brock paved driveway, access to garage and front door access to:

Porch

Double opening doors to porch with door into:

Entrance Hall

A welcoming entrance hall with carpeted stairs to first floor, radiator, and light points, access to dining room, living room, kitchen, WC and garage.

Lounge

Inglenook fireplace, double glazed bay window to front, further double glazed windows, two ceiling light points and ceiling coving, power points, TV point, wooden flooring, double doors to dining room, radiator.

Sitting Area

Multi functional sitting area, double glazed window with garden aspect and UPVC door access.

Dining Room

Wooden flooring, radiator, power points, ceiling coving and rose with light point, double glazed panelled doors leading to conservatory.

Conservatory

Bi-folding doors lead to decked area, double glazed windows, pitched ceiling, two ceiling light points, door to family room, power points.

Fitted Kitchen

A good range of wall and base mounted units, integrated appliances of five ring gas hob with extractor hood above, washing machine, dishwasher, microwave and oven, power points, ceiling light point with four spot tracker, double glazed window, tiling to splash back areas, sink with mixer tap and draining area, door to inner hallway.

Family Room/Additional Bedroom

Rear facing double glazed bay window, carpeted, ceiling light point for four spot plate, power points,

Utility

Can be used as second cooking facility, with four ring gas hob, plus double glazed window and panelled door offering garden access.

Inner Hallway

Access to storage cupboard plus dry store/pantry, utility and family room.

WC

Modern fittings of low level WC, wash hand basin, window with front aspect, ceiling light point.

Integral Garage

Up and over door, window with side aspect, ample storage space.

Landing

Carpeted, radiator, loft access, ceiling light point, storage housing boiler and doors to:

Master Bedroom

Through aspect with double glazed windows including front facing bay, carpeted, radiator, power points, TV point. ceiling coving and light point. Access to bathroom

Family Bathroom

"Jack and Jill" bathroom, with P shaped bath with shower above and shower screen, wash hand basin within vanity unit, ceiling down lighters, double glazed window with rear aspect.



Bedroom Two

Front facing double glazed windows, carpeted ceiling light point, radiator, power points, wash hand basin.

Bedroom Three

Carpeted, side facing double glazed window, ceiling light point, radiator, access to:

En-suite Shower Room

Modern fittings of low level WC, wash hand basin, walk in shower, fully tiled to wet areas, window with front aspect, ceiling light point.

Bedroom Four

Rear facing double glazed window, carpeted, access to eaves storage, ceiling light point with four spot plate, wash basin within vanity unit, power points, radiator.

Rear of the Property

An established and spacious garden, predominantly laid to lawn, with wide decked area-ideal for entertaining and BBQ area, mature flower beds and tiered pathway, hedgerow and shrubbery to borders and access to outside store to the side of property.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other 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 branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

Modern Method Auction

Starting Bid and Reserve Price

*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





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