



EARLS COURT ROAD

HARBORNE, BIRMINGHAM - GUIDE PRICE £325,000

chosen



Why this home is Chosen...

This beautifully presented two bedroom period home oozes style and character. Located withing easy reach of Harborne High Street and just a short stroll to Queens Park, this delightful home offers contemporary interiors wrapped up in classic exteriors.

A quick tour

Highlights of this superb period home include:

- * Sought after location
- * Beautifully presented
- * Two reception rooms
- * Modern fitted kitchen
- * Utility room
- * Two bedrooms
- * Stunning shower room
- * Did we mention that its in easy reach of the High Street?

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Oozing with style & character

As you enter this wonderful home you are greeted by a delightful sitting room with original style fireplace, coving to the ceiling, exposed floor boards and bay window with door leading through to the dining room. The dining room also features exposed floor boards, stairs to the first floor, French doors to the rear garden and opens into the modern kitchen. Having a range of stylish wall and base units with solid wood work surfaces and tiled floor, the kitchen features an integrated oven with hob and extractor above, integrated microwave and plumbing for a dishwasher with a door leading to the useful utility room.

To the first floor, the landing has doors leading to the bedrooms and shower room. The main bedroom to the front features coving to the ceiling, two windows and a storage cupboard over the stairs. Bedroom two to the rear has views over the rear garden while the shower room feels luxurious with wall hung wc, wash hand basin in vanity unit and large walk-in shower cubicle.

The rear garden offers privacy and a feeling of tranquility with mature planting and areas of patio and block paving.

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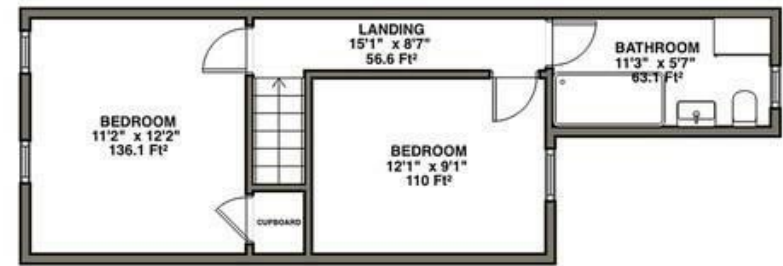


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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 234'6"
 (SIZES & DIMENSIONS ARE APPROXIMATE)

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Enquiries

49 Earls Court Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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