



32 Fugelmere Close, Birmingham, B17 8SE

**£369,950**

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced property for sale. Offered with no upward chain the property is located within a quiet cul-de-sac and offers access into Harborne High Street, offering an array of bars, restaurants and shops, along with excellent transport links into Birmingham City Centre and nearby motorway networks.

The property briefly comprises, Fore garden and driveway, entrance hall with spacious through lounge and guest WC. Fitted kitchen and rear access to the integral garage. The first floor has three bedrooms and bathroom. To the rear of the property is a private rear garden.

### Entrance Hall

Obscure glazed UPVC door and window to front elevation, gas central heating radiator, under stairs storage and ceiling light point.

### Kitchen



Double glazed windows to front elevation, a range of base and wall units. Sink and mixer tap, partially tiled walls, ceiling light point and gas central heating radiator.

### Lounge



Ceiling spotlights, storage cupboard, gas central heating radiator, double glazed windows to rear elevation and UPVC patio door.

### W.C



Low level flush WC, hand wash basin, towel radiator, ceiling light point and obscure double glazed window to rear elevation.

### Landing

Storage cupboard, double glazed window to rear elevation, ceiling light point and gas central heating radiator.

### Master Bedroom



Double glazed window to rear elevation, patio door leading to balcony, gas central heating radiator, ceiling light point and storage cupboard.

### Bedroom 2



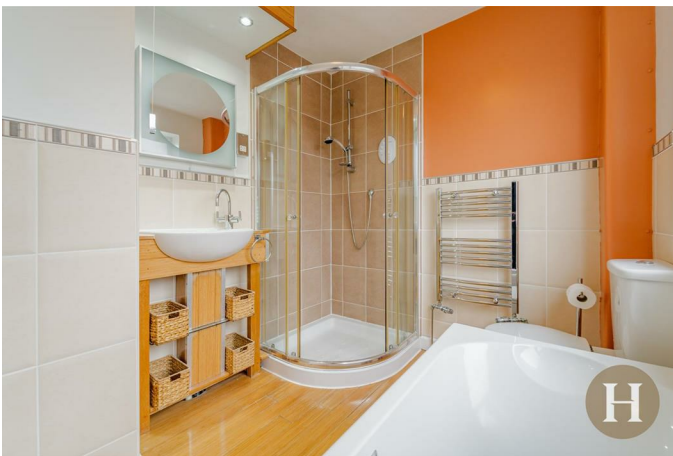
Double glazed window to front elevation, patio door leading to balcony, gas central heating radiator, ceiling light point and storage cupboard.

### Bedroom 3



Double glazed window to rear elevation, gas central heating radiator, ceiling light point and storage cupboard.

### Bathroom



Walk in shower cubicle, bath, low level flush WC and vanity unit. Towel radiator, partially tiled walls, obscure double glazed window to front elevation and ceiling light points.

### Garage

Storage cupboard, rear access to garden, electrics and lighting.

### Garden



Decking area, lawn garden, fence panel to boundaries and mature shrubs.

# Floor Plan

Approx Gross Internal Area  
109 sq m / 1172 sq ft

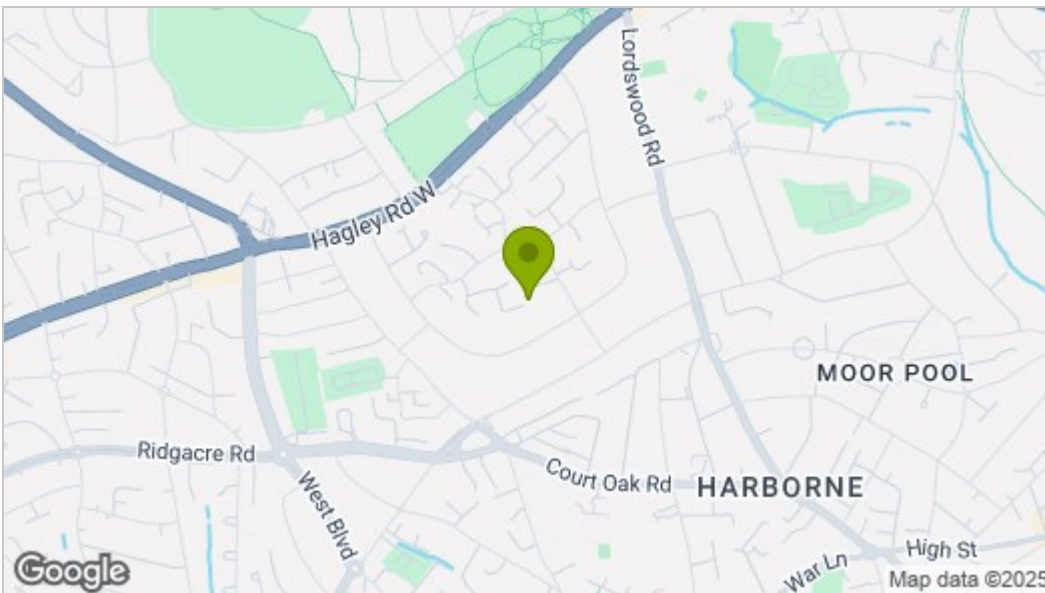


Ground Floor  
Approx 54 sq m / 586 sq ft

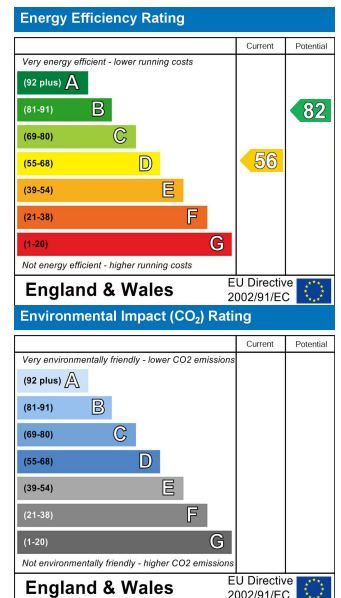
First Floor  
Approx 55 sq m / 587 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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