



**32 Fugelmere Close, Birmingham, B17 8SE**

**Asking Price £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.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - D

Council Tax Band - C

### Entrance Hall

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

### Kitchen



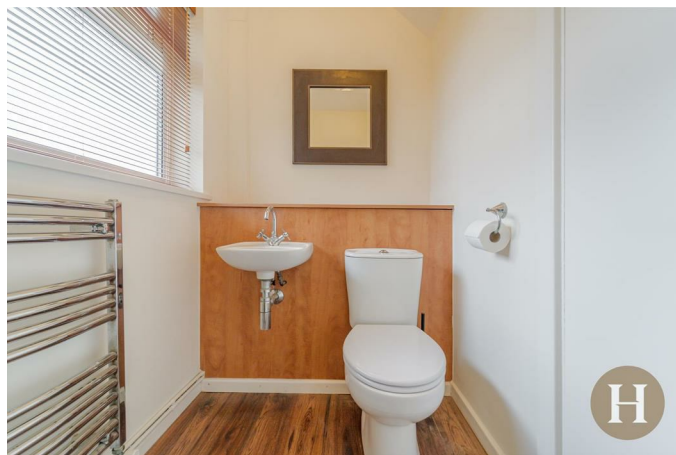
Double glazed windows to front elevation, a range of base and wall units. Sink and mixer tap, partially tiled walls, ceiling light point and gas central heating radiator.

### 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

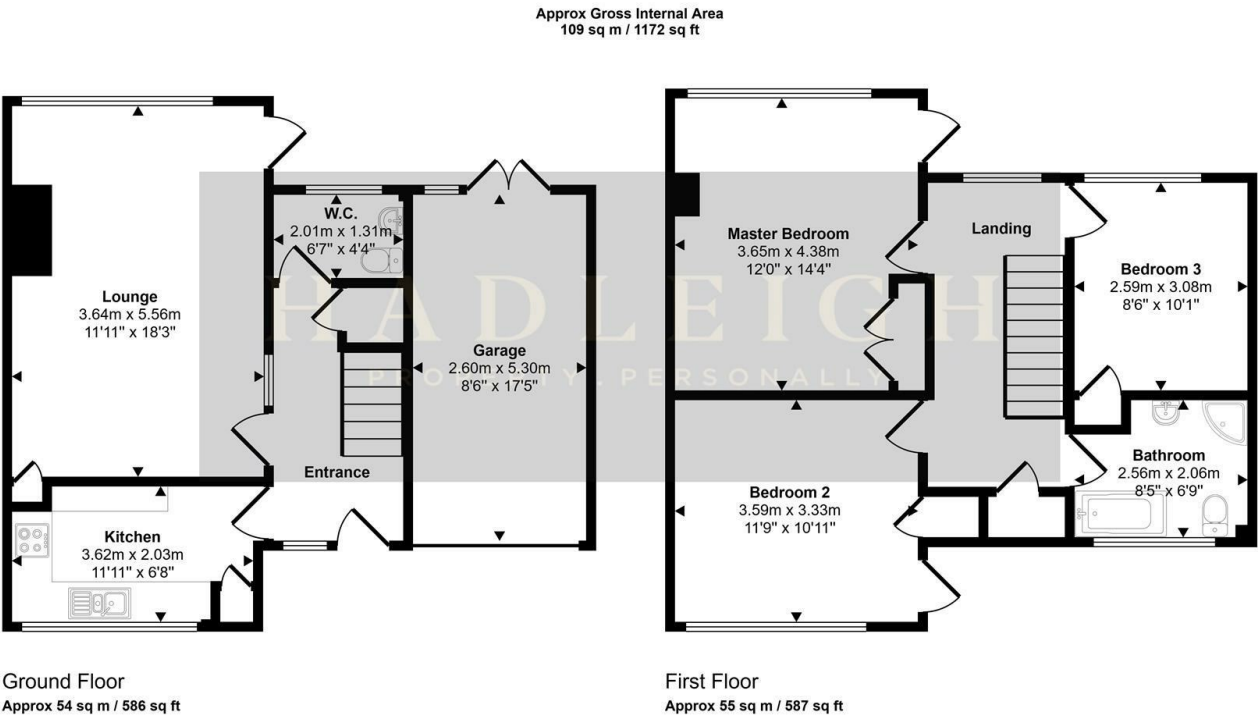
Storage cupboard, rear access to garden, electrics and lighting.

## Garden



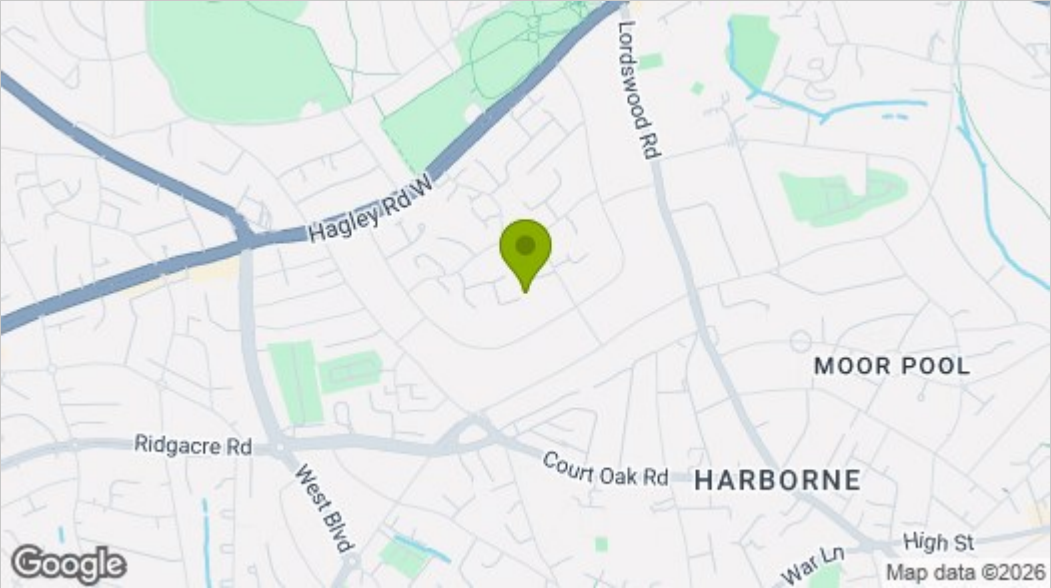
Decking area, lawn garden, fence panel to boundaries and mature shrubs.

Floor Plan



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



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.

Energy Efficiency Graph

