



**7 Muscott Grove, Harborne, B17 9RT**

**Asking Price £349,995**

Hadleigh Estate Agents are delighted to offer this three bedroom semi detached house for sale. Located on Muscott Grove, a quiet cul-de-sac conveniently located for easy access into Harborne High Street. Harborne offers an array of bars, restaurants, local leisure facilities and nearby schools. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

The property comprises of fore garden and driveway, allowing for potential to expand the parking available. Entrance hallway leads through to the front reception room and rear lounge diner. Fitted kitchen and spacious rear garden. The first floor offers three spacious bedrooms, family bathroom and loft access.

## Entrance Hallway



UPVC obscure glazed front door, two windows to the side elevation and central heating radiator. Ceiling light point, storage cupboards and stairs to first floor.

## Reception Room



Bay window to the front elevation, electric fire, ceiling light point and vertical central heating radiator.

## Lounge Diner



Featured brick wall, window to the rear elevation and central heating radiator. Internal glazed door from the hallway, access to the kitchen and ceiling light point.

## Kitchen Diner



Spacious kitchen diner with windows to the front and rear elevation, a range of base and wall units with plumbing for utilities. Access to rear garden, along with access to the front. Ceiling light point and housing boiler.

## Landing

Window to the side elevation, loft access and airing cupboard.

## Master Bedroom



Window to rear elevation, carpeted flooring, central heating radiator and ceiling light point.

## Bedroom Two



Window to front elevation, carpeted flooring, central heating radiator and ceiling light point.

## Bedroom Three



Window to front elevation, carpeted flooring, central heating radiator and ceiling light point.

## Bathroom



Bath with shower over, vanity unit and low level flush WC with hidden cistern. Obscure glazed window to the rear elevation, central heating radiator, ceiling light point and partially tiled walls.

## Garden



Large private garden with decked patio area, predominantly laid to lawn and garden shed.

## General Information

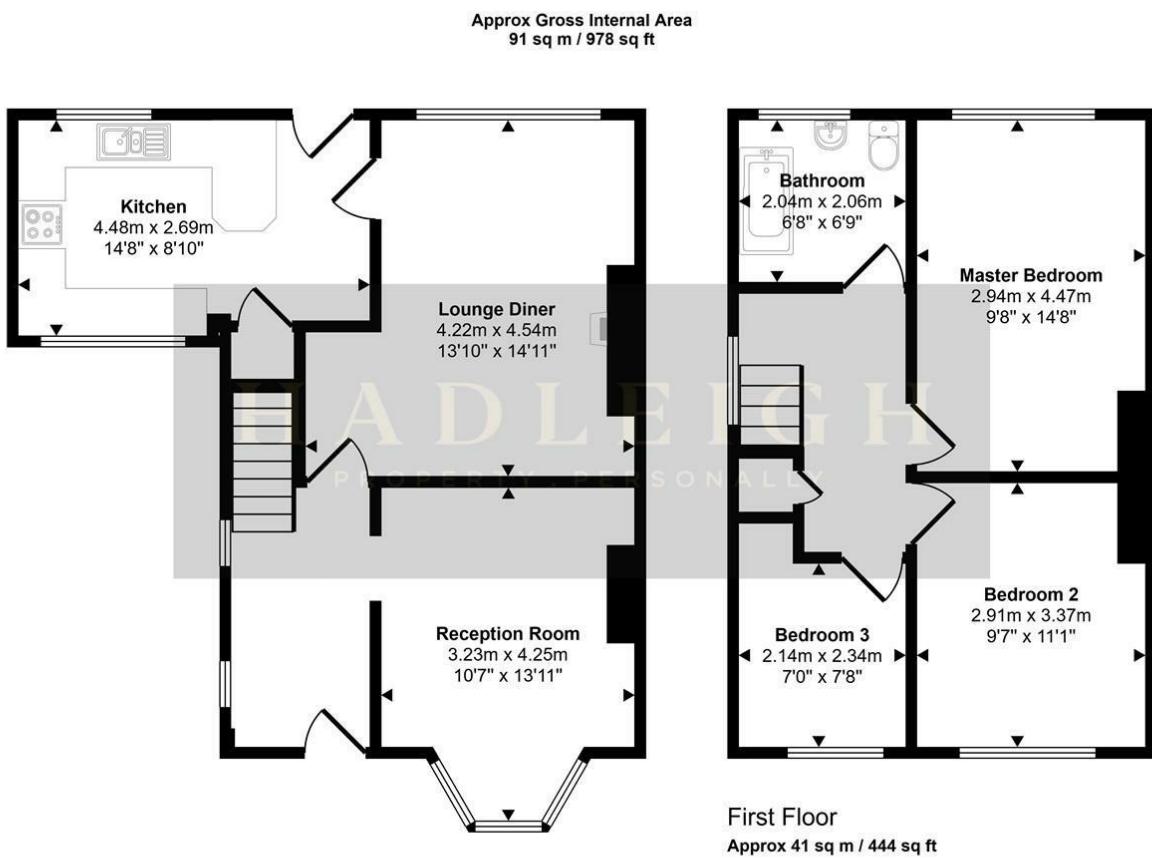
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - D

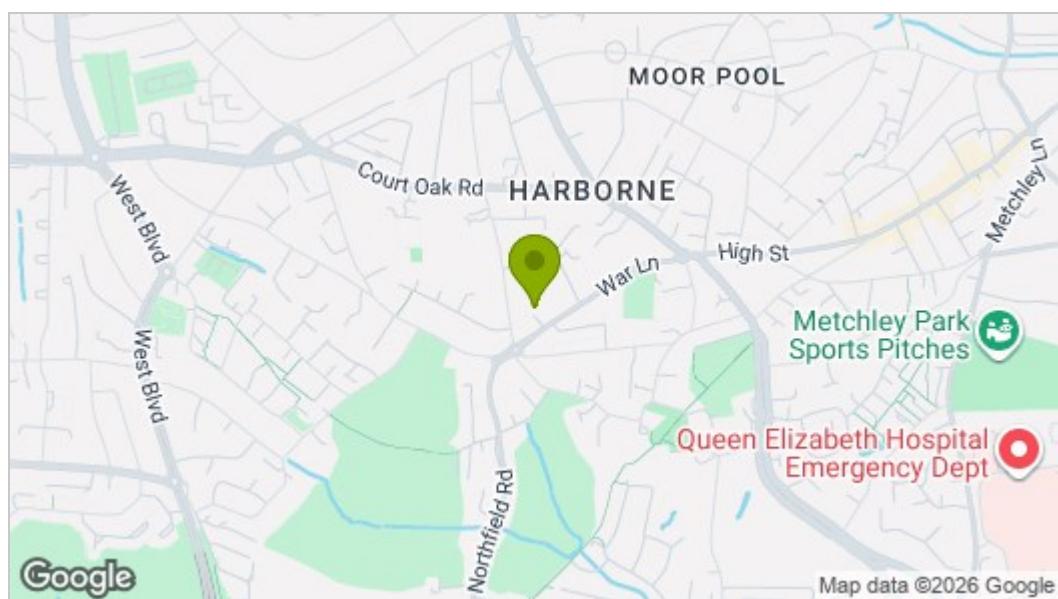
Council Tax Band - C

## 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

