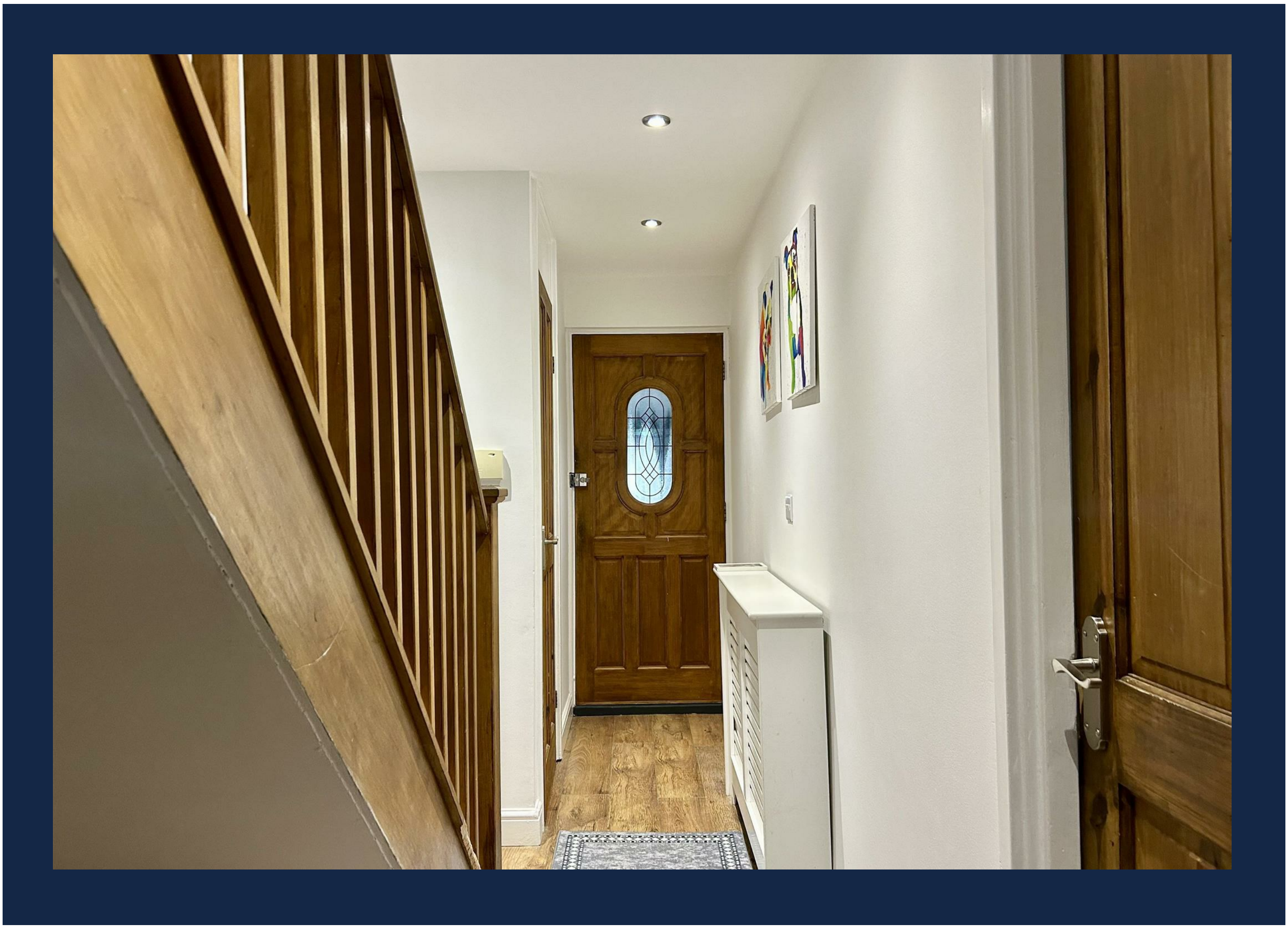
FIND YOUR HOME

106 Harlech Close

Birmingham,

B32 4JS

Offers In The Region Of £195,000

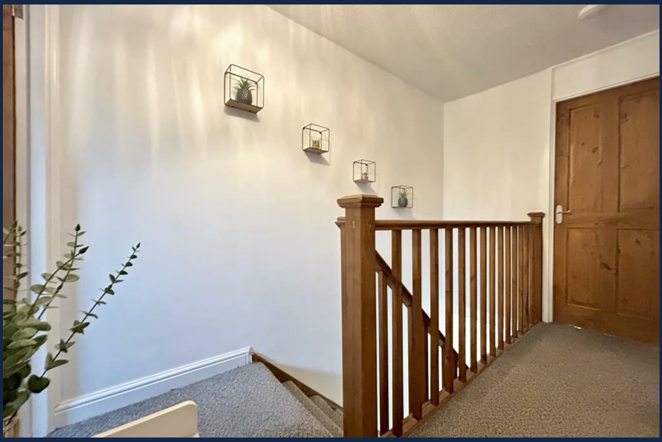
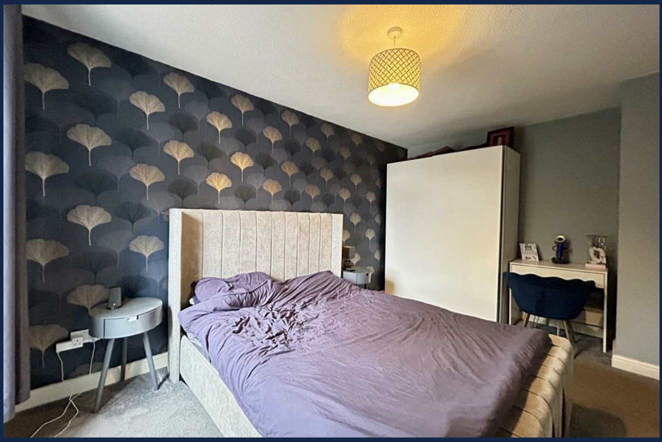


Located in the popular suburb of Bartley Green, this property sits on Harlech Close, a quiet residential road in the southwest of Birmingham. Surrounded by nature, it benefits from close proximity to Bromwich Wood and Bartley Reservoir, while also offering easy access to local amenities, schools, and parks, making it an ideal choice for families.

The property features a driveway to the front and is accessed via a porch entrance. The porch, currently accommodating white goods, provides a generous and practical storage space. Inside, an entrance hall leads to a spacious lounge and a modern kitchen-diner enjoying views over the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. The garden is tiered and ideal for small families.

This terraced home on Harlech Close offers a fantastic opportunity for those seeking comfortable, well-located accommodation in Birmingham. Early viewing is highly recommended to appreciate all this property has to offer. JH 09/02/2026 V1 EPC=C



Approach
Via a block paved driveway to the front with access to double glazed obscured front door into entrance porch.

Entrance porch
Double glazed obscured window to front, space for white goods, obscured door into entrance hall.

Entrance hall
Central heating radiator, door to downstairs w.c. and doors into reception room, kitchen and storage cupboard.

Downstairs w.c.
Has low level flush w.c., wash hand basin, vertical central heating towel rail, window into entrance porch.

Front reception room 17'4" x 11'5" (5.3 x 3.5)
Double glazed window to front, central heating radiator, feature log burner with surround.

Kitchen diner 8'10" x 17'8" (2.7 x 5.4)
Double glazed sliding patio door to rear, double glazed window to rear, central heating radiator, wall and base units with wood effect surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for dishwasher, integrated fridge freezer, integrated oven, gas hob, extractor.

First floor landing
Loft access, doors into two airing cupboards, three bedrooms and family bathroom.


LAUNDRY

Bathroom
Double glazed obscured window to rear, low level flush w.c., pedestal wash hand basin with mixer tap and P shaped bath with shower over.

Bedroom one 14'1" x 9'6" (4.3 x 2.9)
Double glazed window to front, central heating radiator.

Bedroom two 10'5" x 12'1" (3.2 x 3.7)
Double glazed window to rear, central heating radiator.

Bedroom three 7'10" x 8'10" (2.4 x 2.7)
Double glazed window to front, central heating radiator.

Rear garden
Having three tiers with decking, lawn and a further lawn.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.