

# ENGLANDS



75 Victoria Road

Harborne, Birmingham, B17 0AQ

£330,000





## PROPERTY DESCRIPTION

Delightful traditional terraced property set in a sought-after location in Harborne. The property has the benefit of a good-sized through lounge/dining room, fitted kitchen with underfloor heating, utility area, newly-fitted Worcester boiler, two bedrooms and spacious bathroom. It benefits from a southerly facing rear garden and is being sold with NO UPWARD CHAIN.

Victoria Road runs between St Peter's Road and War Lane/Vicarage Road and is conveniently placed for Harborne High Street with its excellent range of shops, bars and restaurants. The Queen Elizabeth Hospital and Birmingham University are easily reachable, as well as Birmingham City Centre and local motorway connections to the M5 and M6. There is a golf course within a five minute walk of the property and parking available in Victoria Road and Vicarage Road.

Viewing is highly recommended in order to fully appreciate the accommodation on offer, which comprises in more detail:



Tel: 01214271974



The property is set back from the road by a paved fore garden and arched porch over composite entrance door with spy hole, leading in to:

#### HALLWAY

Having ceiling light point, wood-style flooring, decorative glazed panel overlooking the lounge and inner door through to:

#### THROUGH LOUNGE/DINING ROOM

7.71m max x 3.87m max into recess (25'3" max x 12'8" max into recess )

Through lounge dining room having double glazed UPVC bay window to the front, radiator below, storage cupboard housing the meters, recessed ceiling spotlights, decorative glazing overlooking the hall, further radiator and UPVC double glazed door leading out to the rear.

Glazed door leads through to:

#### INNER LOBBY

Having ceiling light point, useful understairs storage cupboard and further door into:

#### KITCHEN

3.15m max x 2.24m max (10'4" max x 7'4" max )  
Having a range of matching gloss-fronted wall and base units, wood-style worksurfaces, inset ceramic sink with mixer tap over, tiled flooring, underfloor heating, integrated double electric oven, plus electric hob with wall-mounted extractor fan over, plumbing and space for dishwasher, double glazed UPVC window overlooking the side and opening through to:

#### UTILITY AREA

2.49m max x 1.84m max (8'2" max x 6'0" max )  
Having wall and base units, wood-style work surfaces, newly-fitted wall-mounted Worcester gas Combi boiler, integrated fridge freezer, tiled flooring and plumbing and space for washing machine.  
UPVC double glazed window overlooking the garden plus UPVC double glazed door leading out to the rear.  
Water meter.

#### STAIRS RISING TO FIRST FLOOR ACCOMMODATION

#### LANDING

Half landing having double glazed UPVC window to the side, then landing having two ceiling light points, radiator and loft access hatch with integrated ladder.

#### BEDROOM ONE - FRONT

3.87m max into recess x 3.44m max (12'8" max into recess x 11'3" max )

Having UPVC double glazed window overlooking the front elevation, radiator and ceiling light point.

#### BEDROOM TWO

3.47m max x 2.94m max into recess (11'4" max x 9'7" max into recess )

Having UPVC double glazed window overlooking the garden, radiator and ceiling light point.

#### BATHROOM

Having freestanding claw-foot bath, with mixer tap and shower attachment, part-complementary tiling to walls, tiled floor, shower cubicle having wall-mounted electric shower, radiator, UPVC double glazed window with obscured glass, low flush WC, pedestal wash basin with mixer tap over, wall-mounted mirrored cabinet, ceiling light point and extractor fan.

#### OUTSIDE

Paved seating area to the side, original blue brick pathway and steps up to lawn, having fence panels to three sides.

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: C



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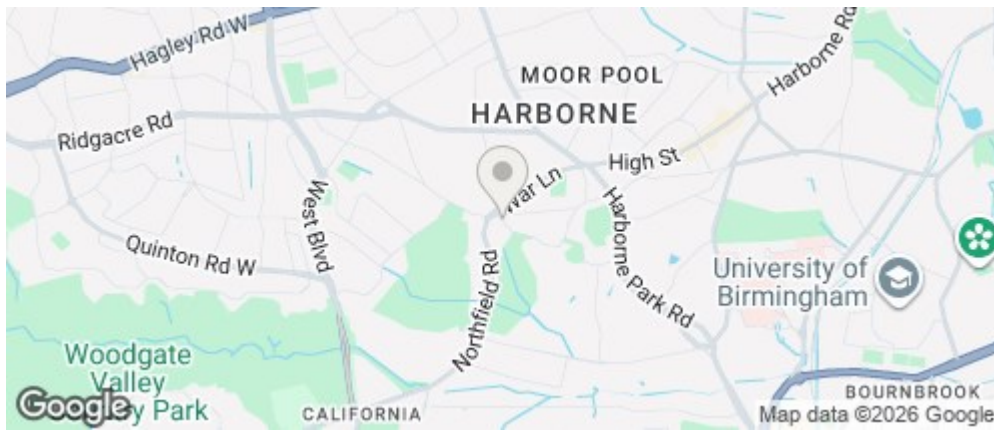




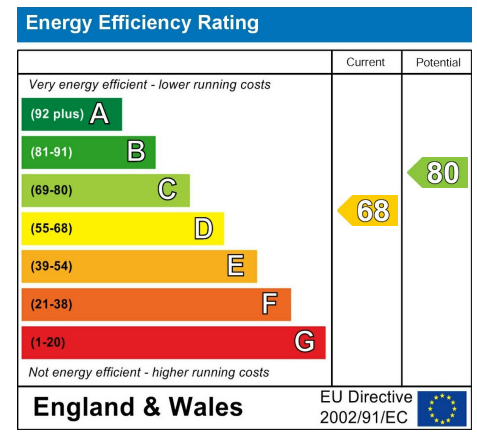
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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