

# ENGLANDS



86 Metchley Lane

Harborne, Birmingham, B17 0HS

£575,000





## PROPERTY DESCRIPTION

Spacious extended semi-detached period property having well-proportioned accommodation and a host of original features retained throughout. Briefly comprising: two reception rooms, extended kitchen, ground floor WC, five bedrooms and two bathrooms set over three floors. Patio and rear garden.

This delightful family home is well-situated in Metchley Lane between Somerset Road and Barlows Road.

It is very close to the excellent facilities around Harborne High Street, also regular transport services leading through to comprehensive city centre leisure, entertainment and shopping facilities. The Queen Elizabeth Medical Centre and University of Birmingham are readily accessible, as are Harborne leisure centre and a number of good local schools.

Viewing is highly recommended to appreciate the accommodation and also the many period features which include, original doors with rim locks, exposed wooden flooring, fireplaces, decorative plaster work and Quarry tiled hallway.

The property is set back from the road by a privet hedge, slate fore garden and path leading to covered portico with part-glazed entrance door leading into:



Tel: 01214271974

## VESTIBULE

Having ceiling light point, decorative coving to ceiling, original Quarry tiled floor and part glazed inner door leading through to:

## HALLWAY

Having two ceiling light points, original Quarry tiled floor, original plaster archway and stairs rising to the first floor.

## FRONT RECEPTION ROOM

4.36 max into bay x 3.73 max into recess (14'3" max into bay x 12'2" max into recess)  
Having timber double glazed feature bay window with side opening sash windows, radiator, ceiling light point with ceiling rose, coving to ceiling, original exposed wood flooring, cast iron fireplace with tiled insert and slate hearth.

## GROUND FLOOR WC

Having tiled flooring, ceiling light point, vertical radiator, fuse boxes concealed behind matching facias, extractor fan, low flush WC, wall-mounted wash hand basin with mixer tap over and being set into vanity storage, and UPVC double glazed window with obscured glass.

## DINING ROOM

4.75 max x 3.7 max (15'7" max x 12'1" max)  
Having solid oak herringbone flooring, ceiling light point with ceiling rose, and original cast iron fireplace with tiled insert and slate hearth. Timber double glazed window overlooking the rear and radiator concealed behind decorative cover.

## KITCHEN

6.35 max x 2.27 max (20'9" max x 7'5" max )  
Having slate-style tiled flooring, a range of matching wall and base units, wood-style work surfaces and two ceiling light points. Integrated appliances include: Bosch double electric oven, Bosch gas hob with Bosch wall-mounted extractor fan above, full height fridge, full height freezer, Hoover washing machine, Beko tumble dryer and Bosch dishwasher. Inset ceramic Belfast-style sink with mixer tap over, three double glazed windows, part glazed UPVC door leading out to the rear garden and cupboard housing the wall-mounted Vaillant gas Combi boiler.

Stairs rising to first floor accommodation. Half landing having window to the side.

## LANDING

Having two ceiling light points, radiator with ornate cover and stairs rising to second floor.

## BEDROOM ONE - FRONT

4.74 max x 3.72 max (15'6" max x 12'2" max)  
Having original exposed wood flooring, two timber double glazed sash windows overlooking the front elevation, ceiling light point, radiator and original fireplace place with cast-iron surround and grate and slate hearth.

## BEDROOM TWO

3.69 max into recess x 3.66 max (12'1" max into recess x 12'0" max)  
Having original exposed wood flooring, ceiling light point, timber double glazed sash window overlooking the rear, and original cast iron fireplace and grate with slate hearth.

## BEDROOM FIVE/STUDY

3.62 max x 2.2 max (11'10" max x 7'2" max)  
Having timber double glazed sash window, ceiling light point and radiator with ornate cover.

## BATHROOM

Having clawfoot bath with mixer tap over and wall-mounted dual showerhead, tiled floor, low flush WC, feature radiator with integrated towel rail, wash hand basin with mixer tap over and set into vanity storage, timber double glazed sash window with obscured glazing, ceiling light point and extractor fan.

Stairs rising to second floor accommodation. Half landing having UPVC double glazed window with obscure glazing. Landing with ceiling light point.

## BEDROOM THREE - REAR

4.46 max x 2.8 max (14'7" max x 9'2" max)  
Having wood-style laminate flooring, UPVC double glazed window overlooking the garden, radiator and ceiling light point.

## BEDROOM FOUR - FRONT

4.46 max x 2.71 max (14'7" max x 8'10" max)  
Having wood-style laminate flooring, two Velux windows, radiator, ceiling light point and two access points for eaves storage area. Please note: there are areas of restricted headroom.

## SHOWER ROOM

Having walk-in shower cubicle with wall-mounted dual showerhead, full complimentary tiling to walls and floor, pedestal wash hand basin, low flush WC, ceiling light point, extractor fan and vertical radiator.

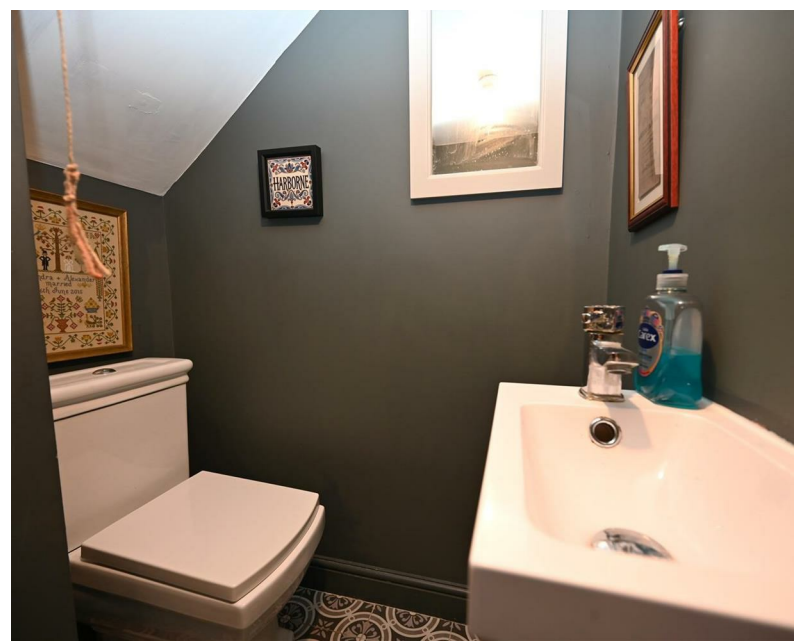
## ENCLOSED REAR GARDEN

Gate providing shared side access to the front. Paved seating area with original brick wall boundary, steps up to lawn having flower borders with a range of established evergreen shrubs, trees and flowers, fence panels to two sides plus hedge border.

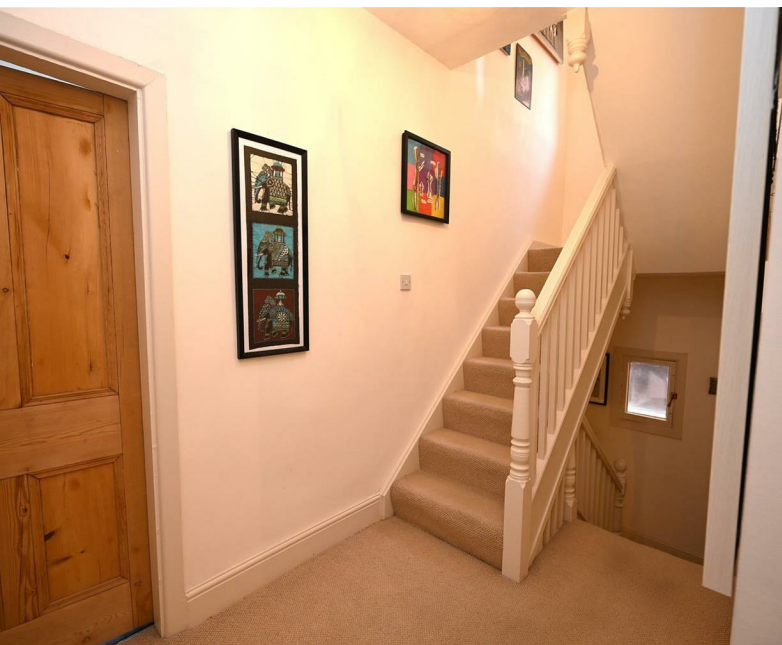
## ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: D



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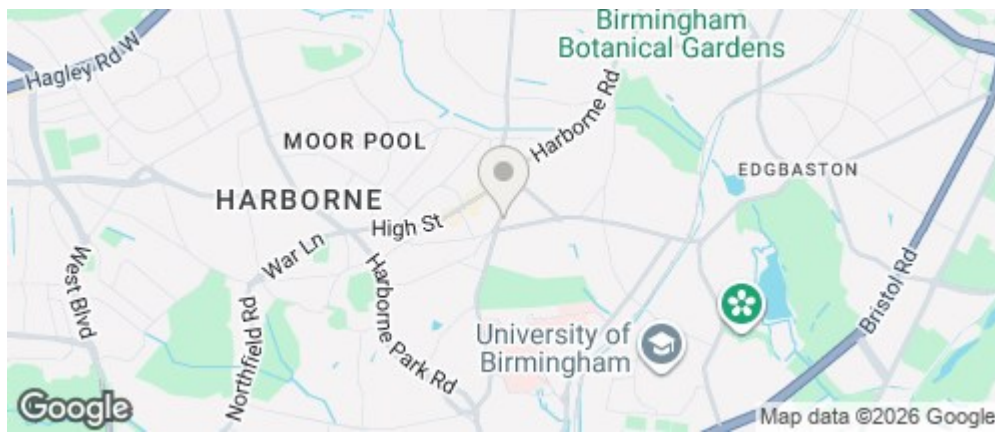





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## ROAD MAP



## ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## FLOOR PLAN



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