



North Road

Harborne

Birmingham

B17 9NY

Asking Price Of **£320,000**

Mid-Terraced Victorian Home

Two Double Bedrooms

Gorgeous Galley Kitchen

Original Features



Property Description

DESCRIPTION Situated in the heart of Harborne, this gorgeous two bedroom, Victorian terraced home is beautifully finished with original features and a modern twist.

Upon entering the property you are welcomed by a Minton tiled entrance hallway, firstly leading to the front reception room fitted with built in storage and a feature fireplace. Further there is a second reception room with a beautiful log burner fireplace, herringbone wood style flooring and is open plan to the refitted Galley kitchen.

The kitchen features granite worktops with matching white gloss wall and base units. There is space for a washer/dryer, oven and fridge/freezer. Downstairs there is also a useful guest W.C.

Upstairs, this fantastic home boasts two spacious double bedrooms, the master fitted with wardrobes and second bedroom overlooking the rear garden. The family bathroom is fitted with a separate bath and shower, and is tastefully decorated throughout.

Externally, there is a lovely rear courtyard garden, with mature shrubbery and ideal seating areas.

LOCATION Central Birmingham 4 miles, M5 (J3) 4.4 miles, Birmingham Airport/NEC 13 miles (all distances are approximate)

The property is located on this popular residential road within walking distance of Harborne High Street with amenities including Waitrose, Marks & Spencer, Lordwood Gym and a variety of highly recommended shops, bars and restaurants.

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors with Harborne Primary School a stone's throw away.

Recreational amenities of particular note include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, a Sailing Club at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Gardens and Archery Club.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - C



Floor Layout



Total area: approx. 84.4 sq. metres (908.2 sq. feet)

Total approx. floor area 908 sq ft (84 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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