

ENGLANDS



7 Albany Road

Harborne, Birmingham, B17 9JX

£595,000





PROPERTY DESCRIPTION

A spacious and improved traditional style terraced residence set over 4 floors. Central heating and double glazing as specified, hall, 3 ground floor reception rooms/bedrooms, fitted kitchen, inner lobby, converted basement bedroom with ensuite washroom/WC, 3 bedrooms and 3 shower/bathrooms (one ensuite) and garden. The property carries a current HMO licence to accommodate 6 tenants.

Albany Road is very well situated just off Harborne High Street, between the High Street and Station Road. It is readily accessible to the Queen Elizabeth Medical Centre, Harborne Leisure Centre and the University of Birmingham, as well as excellent local amenities, a number of primary schools and regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities.

The property itself is set back from the road behind a small mainly paved fore garden with boundary wall, gate and side pathway.

Deceptive from the outside, an internal inspection is essential and recommended to fully appreciate the accommodation which includes many traditional style features and comprises in more detail:



Tel: 01214271974

ON THE GROUND FLOOR

RECEPTION HALL

having panelled entrance door with fan light over, Minton style tiled floor, two radiators, coving and stairs off.

FRONT RECEPTION ROOM

4.31m max to bay x 3.60m max (14'1" max to bay x 11'9" max)

Currently used as a bedroom and having front double glazed bay with sash window, radiator, feature ornate cast-iron style fireplace with tiled insert and raised tiled hearth, coving and ornate ceiling rose.

REAR RECEPTION ROOM

4.02m max x 3.66m max (13'2" max x 12'0" max)

Having ornate marble style fire surround with cast-iron style insert and raised tiled hearth. Double glazed sash window, radiator and ornate ceiling rose. Leading off is:

INNER LOBBY

Having carpeted staircase access to the basement bedroom, radiator and double glazed access door to the shared tunnel side entry.

FITTED KITCHEN REAR

5.50m x 2.43m max (18'0" x 7'11" max)

Having inset 1 1/2 bowl single drainer sink top with mixer tap and cupboard below, further base units and appliance spaces with worktops over and wall cupboards. Integrated oven with gas cooker hob over, stainless steel splashback and cooker hood above. Plumbing facility for dishwasher and washing machine, double glazed sash style windows, vent, tiled floor, double glazed door to the garden, wall mounted "Baxi" gas fired boiler and further interconnecting door to:

FAMILY/GARDEN ROOM

4.83m max x 2.24m max (15'10" max x 7'4" max)

Having two double glazed sash style side windows, further double glazed French doors opening to the rear garden, two radiators and pitched ceiling incorporating two skylight windows.

ON THE LOWER GROUND/BASEMENT

CONVERTED BASEMENT BEDROOM

3.53m max x 3.52m max (11'6" max x 11'6" max)

An excellent conversion currently used as a bedroom and including radiator, double glazed front window and recessed ceiling spotlights. Leading off is:

ENSUITE WASHROOM

Having low flush WC, vanity style wash hand basin with mixer tap, tiled splashback and cupboard below. Vent and towel radiator.

ON THE FIRST FLOOR

L SHAPED LANDING AREA

having three radiators, under stairs storage cupboard and high level skylight window.

BEDROOM ONE FRONT

5.38m max into recess x 3.72m max (17'7" max into recess x 12'2" max)

Having two front double glazed sash style windows, two radiators and ornate cast-iron style fire surround with raised tiled hearth.

BEDROOM TWO REAR

4.54m max into recess x 3.25m max (14'10" max into recess x 10'7" max)

Having radiator, ornate cast-iron style fire surround with raised tiled hearth, double glazed sash style window and high-level window to the landing.

SHOWER ROOM/WC

3.14m max x 1.42m max (10'3" max x 4'7" max)

Having low flush WC, separate tiled shower cubicle and vanity style wash hand basin with mixer tap, cupboard below, tiled splashback with mirror and light/shaver point above. Obscure double glazed sash style window and vertical towel radiator.

BATHROOM/WC

2.46m max x 2.25m max (8'0" max x 7'4" max)

Having low flush WC, panelled bath with mixer tap and tiled splashback, separate tiled shower cubicle, also pedestal basin with tiled splashback, mirror and light/shaver point above. Vertical towel radiator, vent, mirror door medicine cabinet and obscure double glazed sash style window.

ON THE SECOND FLOOR

Small landing area with double glazed skylight window and access to:

BEDROOM THREE

5.18m max x 4.05m max plus recess (16'11" max x 13'3" max plus recess)

Having two radiators, sloping ceilings with two double glazed skylight windows and good sized eaves storage cupboards leading off. The room has sloping ceilings with some restricted headroom. Leading off is:

ENSUITE SHOWER ROOM/WC

2.21m max x 2.02m max (7'3" max x 6'7" max)

Having low flush WC, separate tiled shower cubicle and pedestal basin with tiled splashback, mirror and light/shaver point over. Double glazed skylight window, vent, vertical towel radiator and mirrored door medicine cabinet.

OUTSIDE

REAR GARDEN

Having paved and gravelled terraced area with low wall and access gate to shared tunnel side entry. Beyond lies a lawned area and panel fencing to the boundaries.

ADDITIONAL INFORMATION

Council Tax Band: E

Tenure: Freehold



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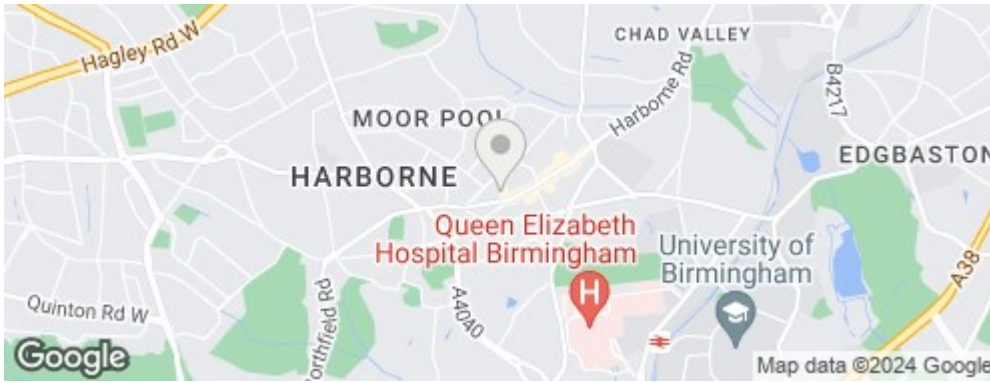




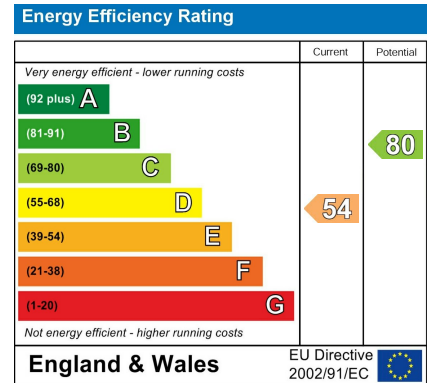
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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