

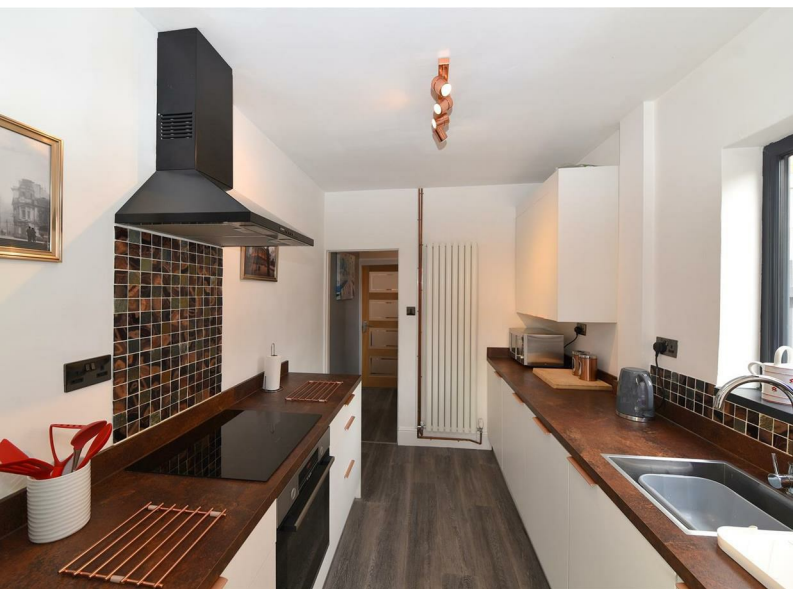
# ENGLANDS



73 Victoria Road

Harborne, Birmingham, B17 0AQ

£315,000





## PROPERTY DESCRIPTION

Beautifully presented and recently refurbished two bedroomed terraced property located on the ever-popular Victoria Road in Harborne. Having two reception rooms, extended kitchen with integrated appliances, two double bedrooms, bathroom and enclosed rear garden. The loft has been boarded and provides a useful storage area. There is a southerly-facing rear garden.

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 low boundary wall and gravelled fore garden. Path leading to composite entrance door with obscured glazed panel which leads into:

#### HALLWAY

Having radiator, ceiling light point and wood-style flooring.

#### LOUNGE

4.25 max into bay x 2.89 max into recess (13'11" max into bay x 9'5" max into recess)

Having UPVC double glazed bay window to the front elevation, radiator, ceiling light point, fitted storage cupboard and wall-mounted flame effect electric fire.

#### DINING ROOM

3.841 max x 3.43 max (12'7" max x 11'3" max)

Having UPVC double glazed window overlooking the rear, ceiling light point, radiator and wood-style flooring.

#### INNER HALL

Having ceiling light point. Storage cupboard understairs with stairs rising to first floor accommodation.

#### KITCHEN/UTILITY AREA

5.26 max x 2.29 max (17'3" max x 7'6" max)  
Having two vertical radiators, a range of matching wall and base units, complementary work surfaces, cupboard housing the Ideal gas Combi boiler, double glazed window to the side, single bowl stainless steel sink with mixer tap over, two ceiling light points, Bosch electric oven and induction hob, wall-mounted Bosch extractor fan, integrated fridge, integrated Bosch dishwasher, integrated freezer and free standing washing machine. Breakfast bar and picture window overlooking the rear garden. Wood-style flooring, UPVC double glazed door leading to side patio area.

Stairs rising to first floor accommodation with half landing, having UPVC double glazed window to the side elevation.

## FIRST FLOOR

#### LANDING

Having two ceiling light, points, radiator and loft access hatch with fitted loft ladder. The loft is fully boarded and insulated and has a Velux window, power and light point.

#### BEDROOM ONE - FRONT

4.09 max x 3.43 max (13'5" max x 11'3" max)

Having UPVC double glazed window to the front, radiator, ceiling light point and two built-in wardrobes.

#### BEDROOM TWO

3.48 max x 3.17 max (11'5" max x 10'4" max)

Having UPVC double glazed window, radiator, two built-in wardrobes and ceiling light point.

#### BATHROOM

3.16 max x 2.28 max (10'4" max x 7'5" max)

Having panelled bath with mixer tap over and shower attachment. Low flush WC, pedestal wash hand basin with mixer tap. Separate shower cubicle with wall-mounted shower attachments. Ceiling light point, radiator and radiator style towel rail. Tiled floor and UPVC double glazed window with obscured glass. Extractor fan.

#### OUTSIDE

#### REAR GARDEN

Comprising paved seating area with outside lighting, gate leading to shared passageway giving access to the garden, comprising brick retaining wall, fence panels to three sides, lawn and flower borders with a range of evergreen shrubs and bushes.

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND : C

NO CHAIN

ALL CONTENTS are available by negotiation.

A slight discrepancy with the land registry plan, this has now been corrected.



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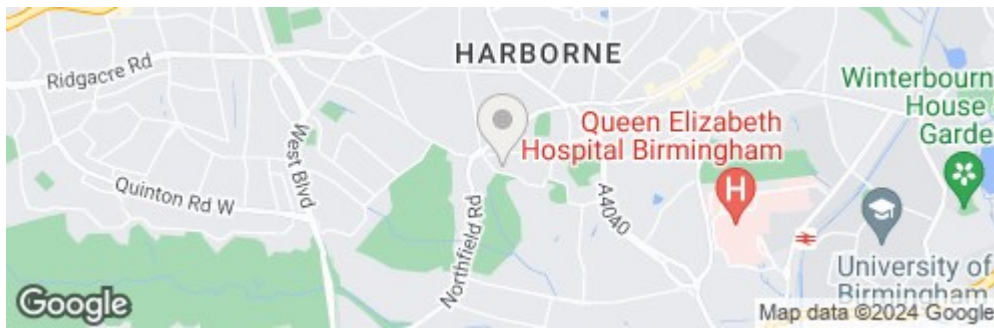




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## ROAD MAP



## ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOOR PLAN



We now have an **in-house Mortgage Adviser** with access to the whole of the market, offering exclusive rates and discounted fees for our clients here at Englands. We do find it can help a purchase if you have a mortgage agreed in principle when you make an offer. Please feel free to contact Ryan by calling **07792 686821** or email [rchan@ccfpl.co.uk](mailto:rchan@ccfpl.co.uk) for any mortgage advice or just to pick his brains.

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