

ENGLANDS



105 Northfield Road
Harborne, Birmingham, B17 0ST

£390,000





PROPERTY DESCRIPTION

This is a unique property which has the potential to offer a variety of options for accommodation, business and investment (subject to planning). Duplex two bedroomed accommodation having separate entrance gives potential for rental purposes. This spacious end terraced property has accommodation set over three floors, plus a useful basement area which also has potential for conversion. Being located on the corner of Northfield Road and Tibbetts Lane, it is very well placed for Harborne, University of Birmingham and Birmingham City Centre. Built in 1897, many Victorian features are retained at the property.

A summary description of the property follows, but in order to fully appreciate the size, layout and potential, we strongly recommend a viewing.

There are two entrances currently to the property, one on Northfield Road and one on Tibbetts Lane.





NORTHFIELD ROAD ENTRANCE

The property is set back from the road by a block paved front courtyard.

Entrance door leads into:

FRONT ROOM

5.13m max x 4.23m max (16'9" max x 13'10" max)

Previously used as a retail outlet, having two windows with some original stained-glass panels, coving to ceiling and radiator.

INNER LOBBY

Access to basement area.

BASEMENT

Having ceiling lights, and electric power points.
Comprising room one 3.53m max x 4.30m max
Room two 4.20m max x 3.48m max

BEDROOM/OFFICE

4.17m max x 3.60m max (13'8" max x 11'9" max)
Having tiled flooring, window to the side elevation, radiator, exposed beams in ceiling, ceiling light point, shower cubicle, door through to WC, having low flush WC, wall-mounted wash hand basin, wall lights and tiled floor.

FROM TIBBETTS LANE

There is a door leading to the duplex accommodation.

STAIRS RISING TO FIRST FLOOR

KITCHEN

4.20m max x 3.70m max (13'9" max x 12'1" max)
Having original exposed wood flooring, a range of matching gloss-fronted wall and base units, composite work surfaces, stainless steel single bowl sink drainer with mixer tap over, window overlooking the side, appliance space, integrated electric oven and hob and cupboard housing the wall-mounted Ariston gas Combi boiler.



SITTING ROOM

4.34m max x 3.65m max (14'2" max x 11'11" max)
Having original wood flooring, two windows exposed beams to ceiling, ceiling light point, radiator and stone fireplace with fitted coal-effect gas fire.

STAIRS RISING TO SECOND FLOOR

BEDROOM ONE

4.37m max x 3.66m max (14'4" max x 12'0" max)
Having window overlooking the front elevation, radiator, two built-in wardrobes, exposed beam to ceiling and ceiling light point.

BEDROOM TWO

Having radiator, ceiling light point, exposed beam to ceiling and window overlooking the side of the property. Recessed storage area, giving access to the boarded loft.

BATHROOM

2.48m max x 1.93m max (8'1" max x 6'3" max)
Having tiled floor, shower cubicle with wall-mounted shower over, pedestal wash hand basin, low flush WC, window overlooking the side, radiator and ceiling light point.

OUTSIDE

Off road parking.

ADDITIONAL INFORMATION

Council Tax Band A.
Freehold



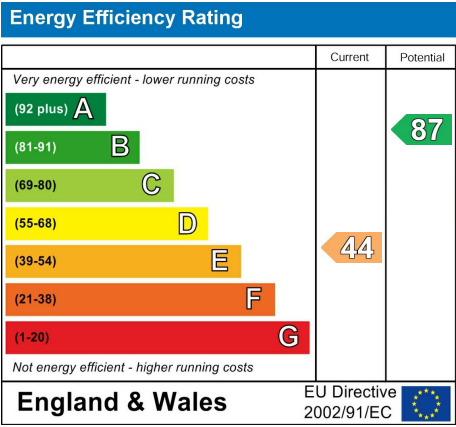
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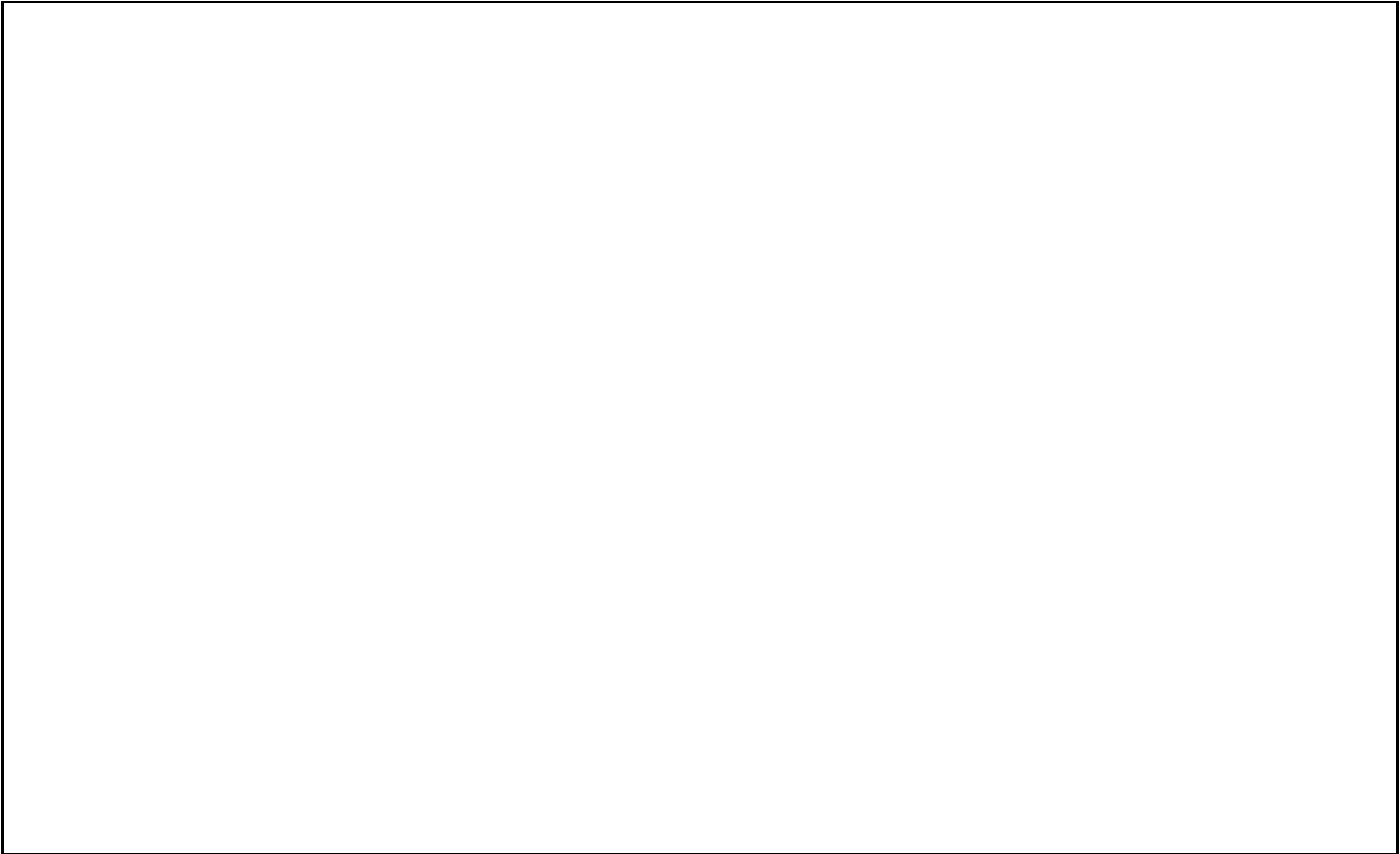
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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