

ENGLANDS



95 Vivian Road

Harborne, Birmingham, B17 0DR

£380,000





PROPERTY DESCRIPTION

Victorian property in central Harborne having allocated parking. Set over three floors and also having a useful basement area, the accommodation includes through lounge/dining room, kitchen, three bedrooms and family bathroom. There is a pleasant southerly-facing courtyard garden.

The property is well situated in Vivian Road between Waterward Close and Greenfield Road. It is readily accessible to the Queen Elizabeth Hospital, Birmingham University and Harborne Leisure Centre, also excellent local primary schools. It is also close to Harborne High Street with its superb choice of restaurants and bars and regular transport services to leisure, entertainment and shopping facilities in the city centre.

The property itself is set back from the road behind a block paved forecourt.
UPVC double glazed entrance door leading into:





HALLWAY

Having laminate flooring, coving to ceiling, radiator, two ceiling light points, two radiators and storage cupboard with the meters.

THROUGH LOUNGE/DINING ROOM

7.17m max into bay x 2.65m max into recess (23'6" max into bay x 8'8" max into recess)

Having UPVC double glazed bay window to the front elevation, two ceiling light points, two radiators, UPVC double glazed window overlooking the rear courtyard garden, laminate flooring, feature archway and coving to ceiling.

KITCHEN

3.67m max x 2.26m max (12'0" max x 7'4" max)

Having a range of matching wall and base units, integrated electric oven with gas hob over and wall-mounted extractor fan, plumbing for washing machine, single bowl stainless steel sink drainer with mixer tap over, double glazed window to the side elevation, UPVC double glazed door leading to the rear garden, cupboard housing the wall-mounted Vaillant gas Combi boiler, tiled floor and ceiling light point. Door leading to cellar area which is useful basement storage.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having ceiling light point, loft access hatch and door through to stairs leading up to second floor accommodation.

BEDROOM TWO

4.63m max x 3.4m max (15'2" max x 11'1" max)

Front to the property having UPVC double glazed window, radiator, ceiling light point and coving to ceiling.



BEDROOM THREE

3.4m max x 2.73m max (11'1" max x 8'11" max)

Having ceiling light point, radiator and UPVC double glaze tilt and turn window overlooking the rear garden.

BATHROOM

3.4m max x 2.23m max (11'1" max x 7'3" max)

Having panelled bath with wall-mounted electric shower over, laminate flooring, UPVC double glazed window with obscured glass, low flush WC, wall-mounted wash hand basin with mixer tap over and set into vanity unit, radiator and ceiling light point.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

4.67m max x 3.44m max (15'3" max x 11'3" max)

Having double glazed UPVC dormer window to the front, radiator, three ceiling light points, laminate flooring and built-in wardrobe.

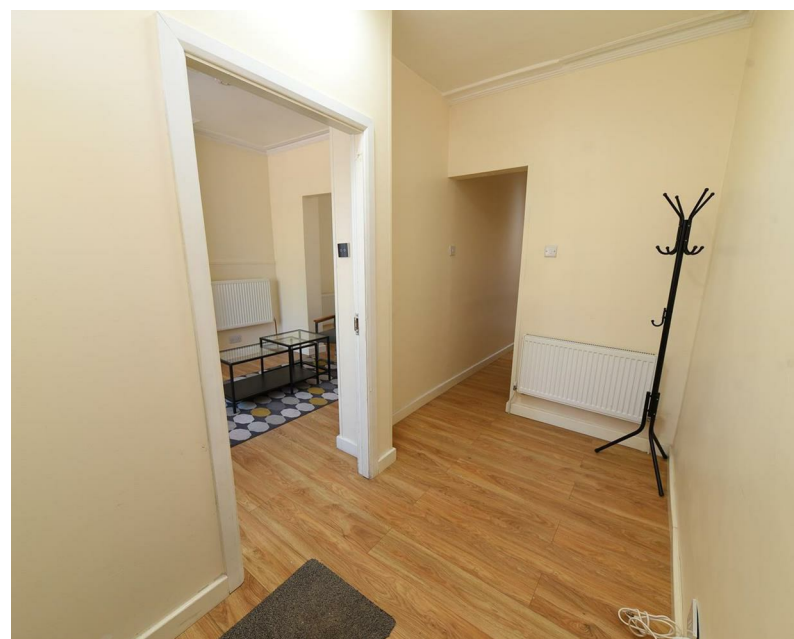
OUTSIDE

Rear southerly facing courtyard garden with two brick retaining side walls and rear fence with gate to rear access, evergreen shrubs, outbuilding with WC, tiled floor, part complementary tiling to walls and pedestal wash basin. Wall light. Allocated parking space on Waterward Close.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: C



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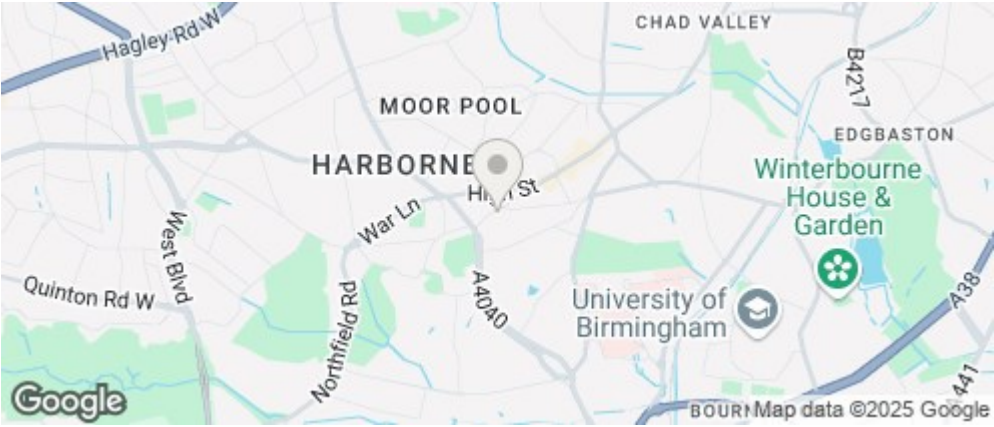




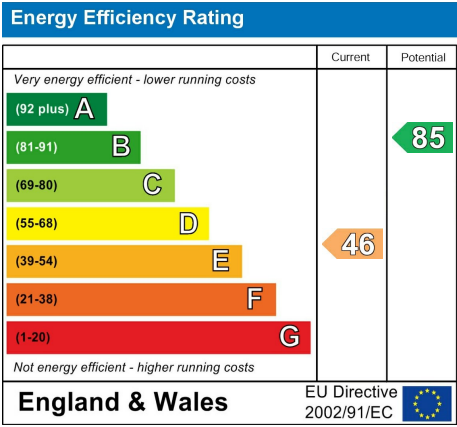
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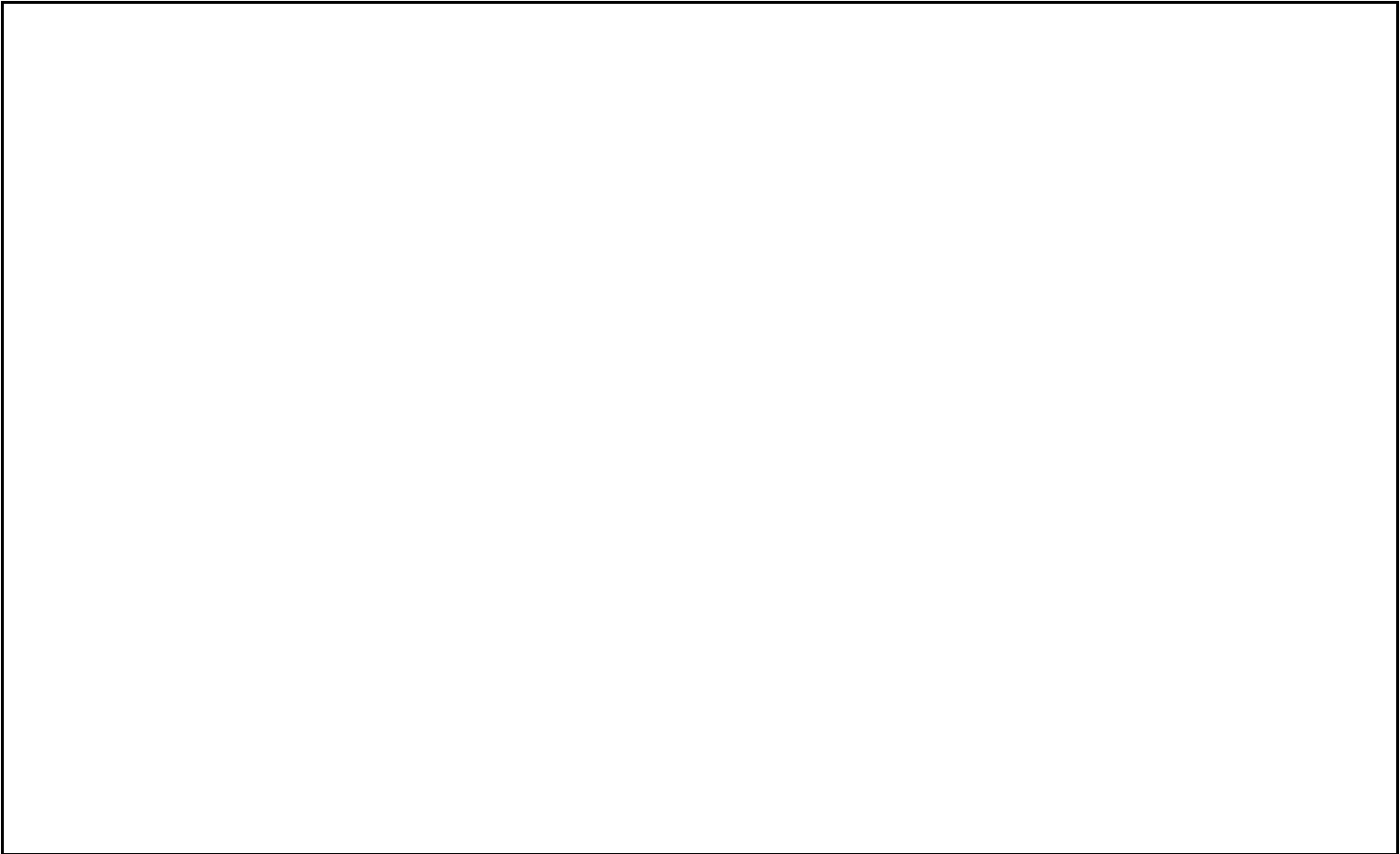
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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