



**15 HARRISONS ROAD**  
EDGBASTON, BIRMINGHAM B15 3QR

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 15 HARRISONS ROAD      £495,000

EDGBASTON

An ideally located two bed roomed Victorian semi-detached house with the benefit of planning permission for two storey extension.

## Situation

Harrison Road enjoys a most convenient location some 500m away from Harborne's bustling High Street. Birmingham City Centre lies approximately 3 miles distant and is easily accessed via regular nearby busses or by train with University Station being less than a mile away. Birmingham's Queen Elizabeth Hospital is approximately half a mile from the property.

## Description

15 Harrisons Road was built in 1876 as one of a pair of white stucco semi-detached houses. The property currently provides some 1,000 sq ft (93 sq m) of living accommodation over two storeys. The property is being sold with the benefit of planning permission for a two storey side and rear extension to create a large open-plan kitchen to the rear, a third bedroom and an en suite to the first floor and a detached garage to the bottom of the garden. Full plans available on request.

The property is entered via a solid wood front door leading into the entrance hall with coat storage area beneath the stairs. The front reception room is presently used as a home office but would make for an ideal second sitting room or playroom as required.

The rear reception room is an excellent size and serves as a living/dining room. There is a fireplace with electric fire, double doors open into the conservatory and a door leads through into the kitchen. The kitchen has space for a breakfast table and is fitted with modern white gloss base and wall

units with wood-effect work-tops, integrated dishwasher, electric oven with hob over, space and plumbing for washing machine, space for fridge/freezer. There are two windows overlooking the garden, and double doors opening into the conservatory which in-turn leads into the garden.

On the first floor the main bedroom is a generous sized double room with window to the front, and a cupboard with hanging rail for clothes storage. Bedroom two can accommodate a double bed and has a charming original fireplace, and a window overlooking the rear garden. The bathroom has bath with shower over, wash basin, WC, heated towel rail and an airing cupboard housing the modern Worcester gas central heating boiler.

## Outside

The rear garden is an excellent size and has a gravelled seating area, large lawn with planted beds and borders, pathway to one side leading to a separate rear section of garden where there is a greenhouse and timber shed/summer house. There is a gated side passage leading from the rear garden to the front of the house.

## General Information

**Parking:** Harrisons Road has been dedicated as residents only permit parking, with permits available for a small annual charge.

**Tenure:** Freehold

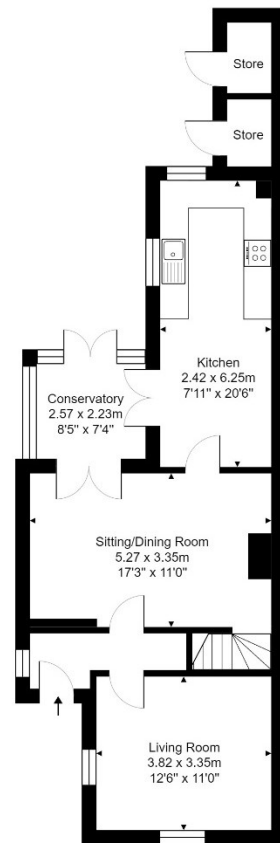
**Council Tax:** Band E

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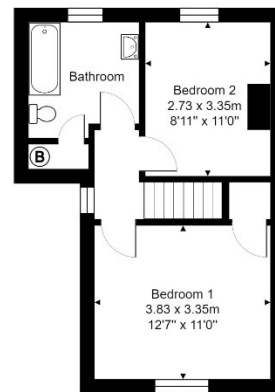


To view this property call Robert Powell on **0121 454 6930**

**Ground Floor**  
Area: approx 58.4 m<sup>2</sup> ... 629 ft<sup>2</sup>



**First Floor**  
Area: approx 34.5 m<sup>2</sup> ... 371 ft<sup>2</sup>



15 Harrisons Road in Edgbaston

Total Area: approx 92.9 m<sup>2</sup> ... 1000 ft<sup>2</sup> (excluding stores)

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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