

Harbury Road,



Best Offers Over £275,000

Harbury Road,

- Mid-Terrace
- 3 Bedrooms
- Garden
- Gas Central Heating
- 2 Reception Rooms
- Impressive Kitchen
- Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

Welcome to this charming mid-terrace house located on Harbury Road in Birmingham. This delightful property, built in the 1920s, boasts a generous 1,153 sq ft of living space, perfect for a growing family or those who love to entertain.

Upon entering, you are greeted by two inviting reception rooms that offer ample space for relaxation and social gatherings. The property features three cosy bedrooms, ideal for a good night's rest or creating a home office for remote working.

The house also includes a well-maintained garden, providing a lovely outdoor retreat for enjoying a morning coffee or hosting summer barbecues. The vintage charm of this property, combined with its convenient location, makes it a desirable place to call home.

Don't miss the opportunity to own a piece of history with this 1920s gem on Harbury Road. Book a viewing today and envision the endless possibilities to make this house your own.

Directions

Reception Room

3.83m x 3.38m (12'7" x 11'1")

Double glazed bay window to front, carpet flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Living Room

3.73m x 3.38m (12'3" x 11'1")

Double glazed door to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

Kitchen

5.02m x 2.41m (16'6" x 7'11")

Double glazed window to side, tile flooring, splashback tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

Dining Room

2.40m x 2.07m (7'10" x 6'9")

Double glazed door to garden, laminate flooring, ceiling light

Utility

0.94m x 2.41m (3'1" x 7'11")

Double glazed door to garden, storage units, worktop, tile flooring, Plumbing for white goods

Bathroom

1.91m x 2.41m (6'3" x 7'11")

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail, extractor fan.

Bedroom 1

3.85m x 4.58m (12'8" x 15'0")

Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

3.69m x 2.76m (12'1" x 9'1")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

2.95m x 2.42m (9'8" x 7'11")

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light

WC

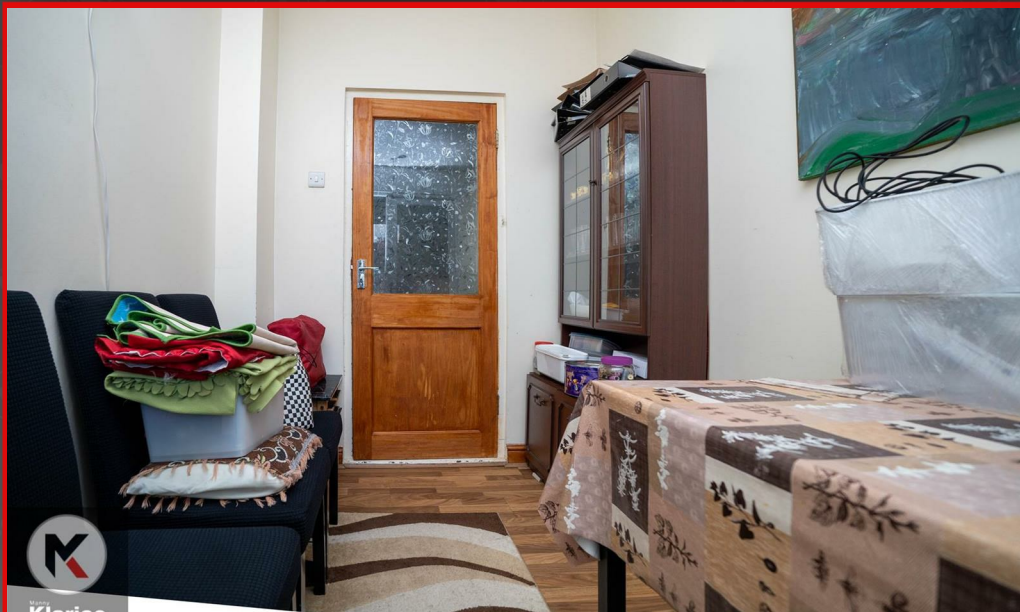
Double glazed window to side, laminate flooring, toilet, sink with mixer tap, ceiling light

Garden

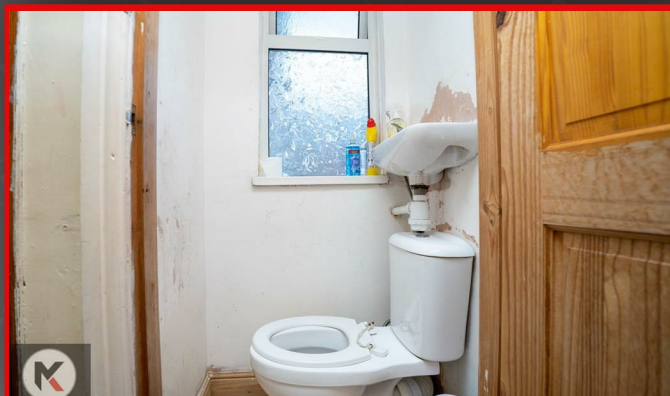
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, patio area



Harbury Road,



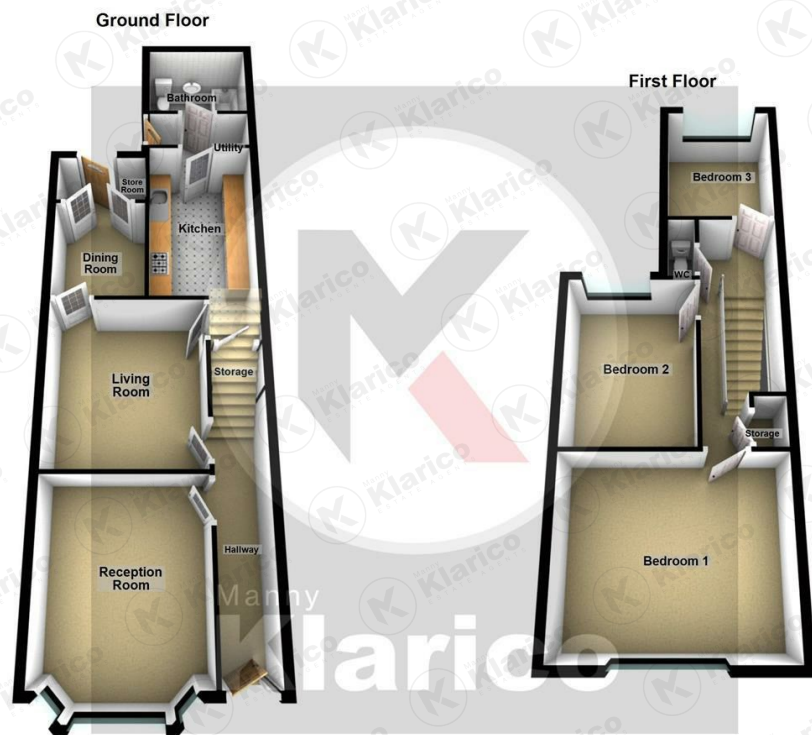
Harbury Road,



Harbury Road,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 107.1 sq. metres (1153.0 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			68				85
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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