



War Lane, Harborne B17 9RR
£290,000

MCHUGO
HOMES

Property

The property features two welcoming flexible reception rooms that lead through to a well-kept kitchen and a bright conservatory, adding valuable extra space for dining, relaxing, or working from home, with the luxury of a downstairs WC. Upstairs, there are two well-proportioned bedrooms along with a first-floor utility room, offering rare practicality for a home of this age. Outside, the rear garden provides a private, manageable space with plenty of potential, ideal for outdoor seating or light gardening. With traditional features, a great layout, and unbeatable proximity to Harborne’s cafés, shops, restaurants, and bus routes, this charming terrace is a fantastic step onto the property ladder. A home full of character in a location that’s hard to beat.

Approach

Set back slightly from War Lane, this traditional Victorian terrace presents a charming façade reflective of its heritage, with classic brickwork and period detailing. A short pathway leads to the front door, offering a warm and characteristic welcome to the property.

Sitting Room

Double glazed bay window to front elevation, laminate flooring, radiator, ceiling light point, ceiling coving, electric fire, telephone port and power points.

Living Room

Double glazed window to rear elevation, laminate flooring, radiator, ceiling light point with ceiling rose, ceiling coving, TV port, power points and doors leading to:

Downstairs WC

Low level WC, wash hand basin and ceiling light point.

Kitchen

Ceiling tracker lighting, four ring gas hob with extractor above, integrated oven, wall and base units with space for appliances, towel rail radiator, tile flooring, power points, double glazed window to side elevation and single glazed door leading to rear garden.

Conservatory

PVC double glazed windows and door to rear garden, radiator, wall light point and power points.

Landing

Stairs from ground floor, carpeted, two ceiling light points, radiator and doors to:

Bedroom one

Two double glazed windows to front elevation, laminate flooring, radiator, ceiling light point, power points and built in storage.

Bedroom two

Double glazed window to rear elevation, laminate flooring, radiator, ceiling light point, power points and traditional feature fire place.

First floor utility

'Worcester' boiler, space for appliances under counter top, sky light, ceiling light point and door to:

Bathroom

Tile flooring, double glazed obscure window to rear elevation, radiator, ceiling light point, bath with shower over head, wash hand basin and low level WC.

Rear garden

Provides a peaceful outdoor space with plenty of potential. Featuring a long layout typical of Victorian terraces, it includes a patio areas with further mature shrubs, fence to borders and a back gate for access to the rear of the property.

Area

War Lane is perfectly positioned at the heart of Harborne, just a short stroll from the top of the High Street. Residents benefit from immediate access to a wide selection of cafés, gastropubs, restaurants, independent shops, and daily conveniences. The area is well connected, with excellent bus routes into Birmingham City Centre and close proximity to the Queen Elizabeth Hospital and the University of Birmingham. Harborne’s leafy streets, parks, and friendly community atmosphere make it one of the most sought-after areas in the city. War Lane places you right at the centre of this vibrant neighbourhood, offering both convenience and an appealing residential setting.

Further details

Tenure :Freehold

EPC: D
Council Tax Band: C
Utility supply, rights and restrictions:
Broadband: FTTP
Electricity supply: Mains supply
Gas supply: Mains supply
Sewerage: Mains supply
Water supply: Mains supply
Other information
Construction materials: Brick
Roof material: Tile

- Charming Victorian terrace
- No upward chain
- Two bedrooms
- Two reception rooms
- Traditional exterior
- First floor utility
- Rear garden
- Excellent transport links
- Conservatory
- Freehold

Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		