





Property Description

A Two-Bedroom Mid-Terraced Home on Victoria Road, Harborne - Offered with No Upward Chain

Situated in the ever-popular Victoria Road, just a short stroll from the vibrant Harborne Village, this mid-terraced residence offers an excellent opportunity for buyers seeking a characterful home that blends period features with modern comforts.

The property retains some original features, adding charm and personality.

The accommodation briefly comprises: entrance porch leading through to two well-proportioned reception rooms, providing versatile living and dining spaces. To the rear sits a kitchen, complemented by a convenient ground floor WC. Beyond the kitchen is a useful additional room, perfect for use as a home study, playroom, or hobby space to suit modern lifestyles.

Upstairs, the first floor hosts two generous double bedrooms and a shower room, offering comfortable accommodation for professionals, couples, or small families alike.

This home is ideally located for the excellent amenities of Harborne Village, including independent shops, cafés, restaurants, and well-regarded schools. Excellent transport links into Birmingham City Centre and nearby QE Hospital make this a highly desirable location for commuters and families.

With no upward chain

Approach

Set behind a neat front garden, footpath leading to main accommodation.

Porch

Enclosed porch with further door off.

Reception One

13' 2" max x 12' 2" max (4.01m max x 3.71m max)

Double glazed bay window to the front, panelled radiator, ceiling rose and coving, tiled feature fire surround, neat boxed away meters.

Reception Two

12' 2" max x 12' 3" (3.71m max x 3.73m)

Ceiling light point, panelled radiator, double glazed window overlooking the rear garden, feature fire surround, staircase off, walk-in understairs storage.

Kitchen

13' 1" x 6' 3" (3.99m x 1.91m)

Having a range of wall and base units, sink with double drainer, gas cooker point, space for washing machine and fridge freezer, wall mounted boiler, door to garden, double glazed window to side.

Lobby

Ceiling light point, doors off.

Ground Floor Shower Room

Fully tiled, panelled radiator, ceiling light point, window to side, walk-in shower, hand wash basin, low flush w.c.

Home Study/Play Room

8' 4" x 6' 6" (2.54m x 1.98m)

Ceiling light point, panelled radiator, double glazed window overlooking the rear garden.

Landing

Ceiling light point, doors off.

Bedroom One

12' 3" max x 11' 4" (3.73m max x 3.45m)

Panelled radiator, ceiling light point, two double glazed windows to the front, double fitted wardrobe, storage cupboard with access to the loft.

Bedroom Two

12' 2" x 9' 3" max (3.71m x 2.82m max)

Ceiling light point, panelled radiator, double glazed window to the rear, fitted wardrobe.

Dressing Room

6' 5" x 6' 1" (1.96m x 1.85m)

Ceiling light point, double glazed window to the side, door onto the shower room

Shower Room

Walk-in shower, hand wash basin, low flush w.c, ceiling light point, storage cupboard, double glazed window to rear,

Rear Garden

Enclosed with timber fencing, low maintenance.









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T 0121 426 2800
E harborne@connells.co.uk

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 BIRMINGHAM B17 9QE

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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