



Albany Road, Birmingham B17 9JX



welcome to

Albany Road, Birmingham

**** PRIME HARBORNE LOCATION ** FOUR BEDROOM VICTORIAN RESIDENCE ** TWO RECEPTION ROOMS ** CELLAR ** FITTED KITCHEN**DINING ROOM ** CLOAKROOM/W.C ** TWO EN-SUITES ** FAMILY BATHROOM ** SECURE SOUTHERLY FACING GARDEN ** CLOSE TO HARBORNE VILLAGE, QUEEN ELIZABETH HOSPITAL & UNIVERSITY BIRMINGHAM ****





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Door to the front, with central-heating radiator and tiled floor.

Cloakroom

Double glazed window to the side, with w/c, wash-hand basin, central-heating radiator, varnished floor boards and tiling.

Lounge

11' 10" excluding bay window x 11' 11" into chimney breast (3.61m excluding bay window x 3.63m into chimney breast)

Double glazed bay window to the front, with open fireplace, central-heating radiator, coving, picture rail and varnished floor boards.

Reception Room

13' 8" x 10' 9" (4.17m x 3.28m)

With central-heating radiator, wood-style flooring, built in cupboards, fireplace, and double glazed patio doors to the garden.

En-Suite

Shower cubicle, wash-hand vanity basin, w/c, part tiling, spotlights, wood style floor and access to cellar.

Dining Room

12' 6" x 7' 8" (3.81m x 2.34m)

Double glazed window to the side, with central-heating radiator, boiler, varnished floor boards and an arch to kitchen.

Kitchen

12' 4" x 7' 2" (3.76m x 2.18m)

Fitted kitchen with double glazed window to the side, wall and base units, stainless steel one and a half bowl sink and drainer, work surfaces, tiling, range cooker, cooker-hood, built-in washing machine, dishwasher and fridge-freezer, central-heating radiator, varnished floor boards, and door to the barn door.

Landing

Stairs from the hall lead to a landing with cupboard, two central-heating radiators and access to bedrooms and bathroom.

Bedroom One

14' 3" into chimney breast x 10' 11" (4.34m into chimney breast x 3.33m)

Single glazed sash window to the rear, with central-heating radiator and feature fireplace.

En-Suite

Double glazed window to the side, with fully tiled walls and floor, shower cubicle, wash-hand basin and w/c.

Bedroom Four

11' 10" x 11' 9" from en-suite (3.61m x 3.58m from en-suite)

With gas meter.

Loft Bedroom

12' 8" excluding door x 15' 3" (3.86m excluding door x 4.65m)

Double glazed window to the rear, with fitted cupboards, two central-heating radiators and wash-hand vanity basin.

Bedroom Two

12' 1" x 8' 6" (3.68m x 2.59m)

Single glazed sash window to the front with central-heating radiator.

Bedroom Three

11' 11" x 8' 7" maximum (3.63m x 2.62m maximum)

Double glazed sash window to the front, with central-heating radiator.

Bathroom

Single glazed window to the rear, with central-heating radiator, bath with mixer taps, shower, wash-hand vanity basin, w/c, part tiling and tiled floor.

Front Garden

Fore garden.

Rear Garden

Decked area with lawn beyond, and wall and fence boundaries.

Agent Note

The council tax band is E.



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welcome to

Albany Road, Birmingham

- ** Prime Harborne Location **
- Four bedroom Victorian Residence
- Two reception rooms
- Dining room
- Fitted kitchen

Tenure: Freehold EPC Rating: E

offers over

£550,000



Please note the marker reflects the postcode not the actual property

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0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



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