



Harborne Road, Birmingham B15 3LB

welcome to

Harborne Road, Birmingham

**** GRAND IMPOSING VICTORIAN FIVE BEDROOM SEMI-DETACHED PERIOD PROPERTY ** SECOND RECEPTION ROOM ** LOUNGE** EXTENDED KITCHEN LOUNGE DINING AREA ** CELLAR ** FAMILY BATHROOM ** PRIVATE REAR GARDEN ** WALKING DISTANCE TO HARBORNE VILLAGE ** CLOSE TO QUEEN ELIZABETH HOSPITAL & BIRMINGHAM UNIVERSITY ****





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

Original flooring, radiator and door to cellar.

Lounge

16' 4" to bay x 13' 3" to chimney breast (4.98m to bay x 4.04m to chimney breast)

Single glazed hardwood bay window to the front with shutters, radiator and coving.

Dining Room

13' 11" x 11' 10" to chimney breast (4.24m x 3.61m to chimney breast)

French doors to the rear garden, central heating radiator, coving and radiator.

Inner Lobby

Leading to kitchen and storage cupboard.

Kitchen

9' 8" min x 10' 11" (2.95m min x 3.33m)

Single glazed hardwood window to side, wall and base units with work surfaces over, tiling to splash prone areas.

Shower Room

Window to the rear, pedestal wash hand basin, low level wc, shower, plumbing for a washing machine and part tiled.

First Floor Landing

Central heating radiator, staircase leading to second floor and doors to:

Bedroom One

14' x 18' 5" to chimney breast (4.27m x 5.61m to chimney breast)

Two hardwood single glazed window to the front.

Bedroom Two

13' 9" x 12' to chimney breast (4.19m x 3.66m to chimney breast)

Hardwood single glazed window to the side and radiator.

Bedroom Three

11' 3" max x 10' 10" max (3.43m max x 3.30m max)

Single glazed hardwood window to the rear and radiator.

Bedroom Four (second Floor)

13' 11" max x 11' 11" max (4.24m max x 3.63m max)

Single glazed hardwood window to the rear and radiator. (Restricted head height).

Bedroom Five (second Floor)

18' 5" to chimney breast x 14' max (5.61m to chimney breast x 4.27m max)

Velux windows to the front, hardwood single glazed window to the side and radiator. (Restricted height).

Bathroom

Hardwood single glazed window to the side, low level wc, panelled bath, pedestal wash hand basin and part tiled.

Agent Note

The Council Tax Band is F.



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Harborne Road, Birmingham

- GRAND VICTORIAN FIVE BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN DINING LOUNGE AREA
- CELLAR
- WELL PRESENTED REAR GARDEN

Tenure: Freehold EPC Rating: D

offers over

£600,000



Please note the marker reflects the postcode not the actual property

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