



**Harborne Road, Birmingham B15 3LB**

**welcome to**

## **Harborne Road, Birmingham**

**\*\* GRAND VICTORIAN FOUR - 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 \*\***

### **Agent Note**

The Council Tax Band is F.

### **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**

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

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 w/c, shower, plumbing for a washing machine and part tiled.

### **First Floor Landing**

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

### **Bedroom 1**

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

Two hardwood single glazed window to the front.

### **Bedroom 2**

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 3 (second Floor)**

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

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

### **Bedroom 4 (second Floor)**

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

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

### **Bathroom**

Hardwood single glazed window to the side, low level w/c, paneled bath, pedestal wash hand basin and part tiled.







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## Harborne Road, Birmingham

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

Tenure: Freehold EPC Rating: D

offers over

**£595,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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