



7 Albany Road, Birmingham, B17 9JX Offers In The Region Of £545,000



Welcome to this stunning Victorian terrace property located on Albany Road, Harborne in Birmingham! This terraced house boasts an impressive 6 bedrooms, 3 bathrooms, and a spacious 1,858 sq ft of living space, rare opportunity to own this amazing property just off Harborne High Street.

Situated in a desirable high street location, this property offers a fantastic opportunity for development with the potential to convert into flats. With an HMO Licence already in place, this property is perfect for those looking to generate a rental income. also It would make a fabulous family home. Close to all amenities just off Harborne high street. 5 minutes drive to University train station which take you direct to Birmingham New Street Station. M6 & M5 both within 15 minutes drive ideal location for commuters. The surrounding area offers excellent schooling for infant, junior and high school.

The convenience of being near the QE Hospital adds to the appeal of this property, making it an ideal choice for both investors and homeowners. Imagine the possibilities this property holds with its vacant possession and the potential to generate £3,600 PCM. Fully furnished sold as seen.

Don't miss out on this incredible opportunity to own a property with such great potential in a sought-after area of Harborne Birmingham. Contact us today to arrange a viewing and make this property your own!



Property Description

**** NEW INSTRUCTION****
 DEVELOPMENT OPPORTUNITY / FAMILY HOME**** RENTAL POTENTIAL****
 HARBORNE HIGH STREET LOCATION****

Property Comprises:

Entrance Hallway, Original tiling, radiator,

Bedroom 1: Carpet flooring, fully furnished, feature fire place, bay window front aspect, radiator.

Lounge : Carpet flooring, radiator, dining table & sofas, feature fire place, access to cellar bedroom via lounge / side alleyway, window rear aspect.

Basement Bedroom: Carpet flooring , radiator, w/c & wash basin. fully furnished, window front aspect.

Kitchen : Tiled flooring, fully equip kitchen, radiator, Baxi boiler, door leading to patio garden,

Bedroom 3: Carpet flooring, radiators, windows to side aspect & patio doors leading to rear garden, fully furnished, Velux window.

First floor comprises:

Stairs & landing carpet flooring.

Bedroom 4: Carpet flooring, radiators, feature fire place, two windows front aspect and well proportioned, fully furnished.

Bedroom 5: Carpet flooring, radiator, feature fire place, window to rear aspect, fully furnished.

Shower room: Vinyl flooring, Shower cubical, w/c, wash hand basin, obscure side facing window, heated towel rail.

Bathroom: Vinyl flooring, obscure window side aspect, panel bath, w/c, wash hand basin, heated towel rail, well, proportioned.

Second floor stairs and landing:

Bedroom 6: Carpet flooring, fully furnished, eaves storage full length

both sides with lightening, beam original feature, Velux windows, radiator,
 En-suite vinyl flooring, w/c , wash basin, heated towel rail, Velux window, corner shower cubical.

Private rear garden:

Rear enclosed private garden with patio and lawned area.

HMO Licence expires LN/ 30/06/2026 (Ask agent for details)
 EPC Grade E
 Council Tax Banding E

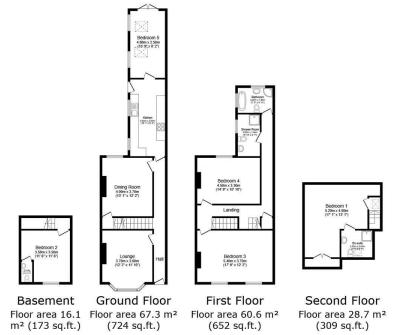
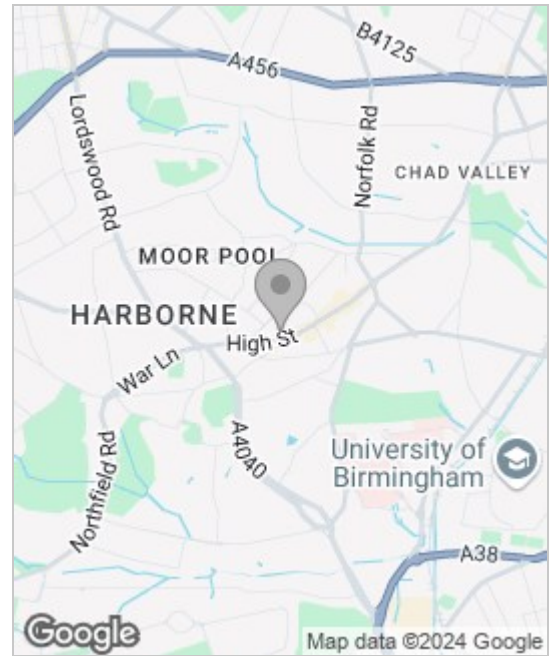
Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

Possession - Vacant

Viewings - Strictly by appointment through Genie Homes



TOTAL: 172.6 m² (1,858 sq.ft.)

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 orientations are approximate. We do not warrant, guarantee, or accept liability for any purpose and do not form any part of any agreement. We do not hold a licence for any area, condition or measurement. A party must rely upon its own measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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