



3 Victoria Road, Birmingham, B17 0AG

Asking Price £1,199,950

VICTORIA ROAD is located in this most popular and sought after location of Harborne within walking distance of Harborne High Street which provides a variety of shopping and recreational facilities, schooling for children of all ages and bus transport. There is private schooling in Harborne and Edgbaston including the renowned King Edward Foundation schools for boys and girls, with further recreational amenities in Edgbaston at The Priory Sports Club, Edgbaston Rowing Club and Warwickshire County Cricket Club, The University of Birmingham and the Queen Elizabeth Medical Centre, Birmingham City Centre and Grand Central station and shopping centre are within easy reach, as are the developments at Brindley Place, Mail Box and Bull Ring. The motorway networks are readily accessible.

Retaining many original features the gas centrally heated and double glazed accommodation must be viewed internally to fully appreciate the quality of finish. Set back behind a block set driveway which provides ample off street parking, this well laid out and extended accommodation comprises reception hall, guests wc, two reception rooms and magnificent open plan kitchen and family room. At first and second floor levels there are Five bedrooms and family bathroom. There is a converted cellar which has been fully tanked.

Entrance hall way



Minton flooring throughout, doors leading to dining room, lounge, kitchen, wc and cellar.

Dining room



Single glazed sash window with shutters to front elevation, gas fire place, ceiling light point, radiator, built in storage.

Lounge



Single glazed sash window with shutters to front elevation, radiator, gas fire place, single glazed French door with shutters leading to garden.

Kitchen



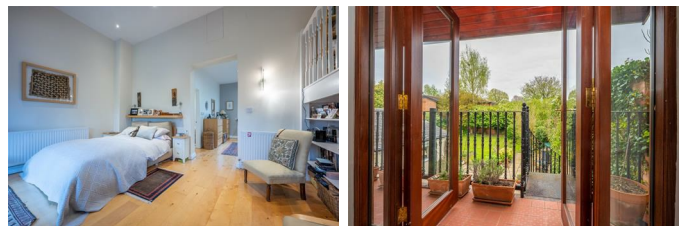
double glazed window to rear elevation, granite work surface, built in appliances, a range of storage cupboards, boiler,

Family room



Double glazed window to side elevations, French door leading to garden, radiator, wood flooring,

Bedroom one



Double glazed window to rear elevation, wood flooring, radiator, French door looking leading to balcony. built in wardrobes, double glazed sash window to front elevation, door leading to en-suite

Bedroom two



Double glazed sash window to rear elevation, radiator, ceiling light point, double glazed sash window to front elevation.

Bedroom five



Double glazed window to rear elevation, built in storage, radiator, ceiling light point.

Bedroom three



Double glazed sash window to front elevation, radiator, ceiling light point,

Bathroom two



Double glazed sash window to front elevation, hand wash basin, part tiled walls, radiator, shower cubicle, low flush wc.

Bedroom four



Double glazed sky lights, double glazed window to rear elevation, built in wardrobes, en-suite, radiator.

Family bathroom



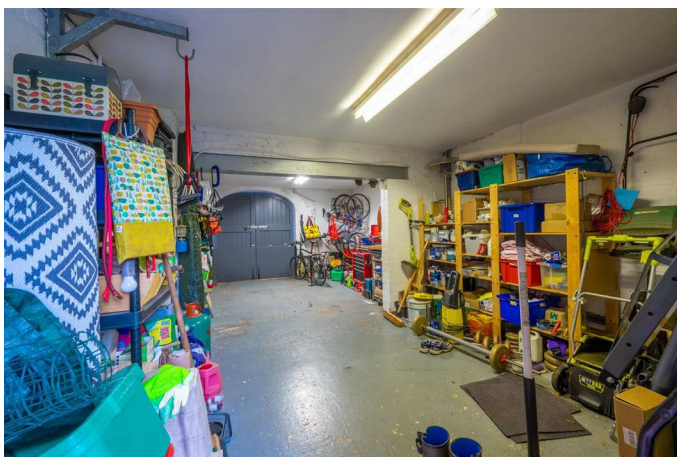
Double glazed window to rear elevation, engineered wood flooring, hand wash basin with storage under, bath with electric shower over, low flush wc.

Cellar



Cellar fully tanked, saniflo system, plumbing for washing machine, chrome sink, storage cupboards.

Garage



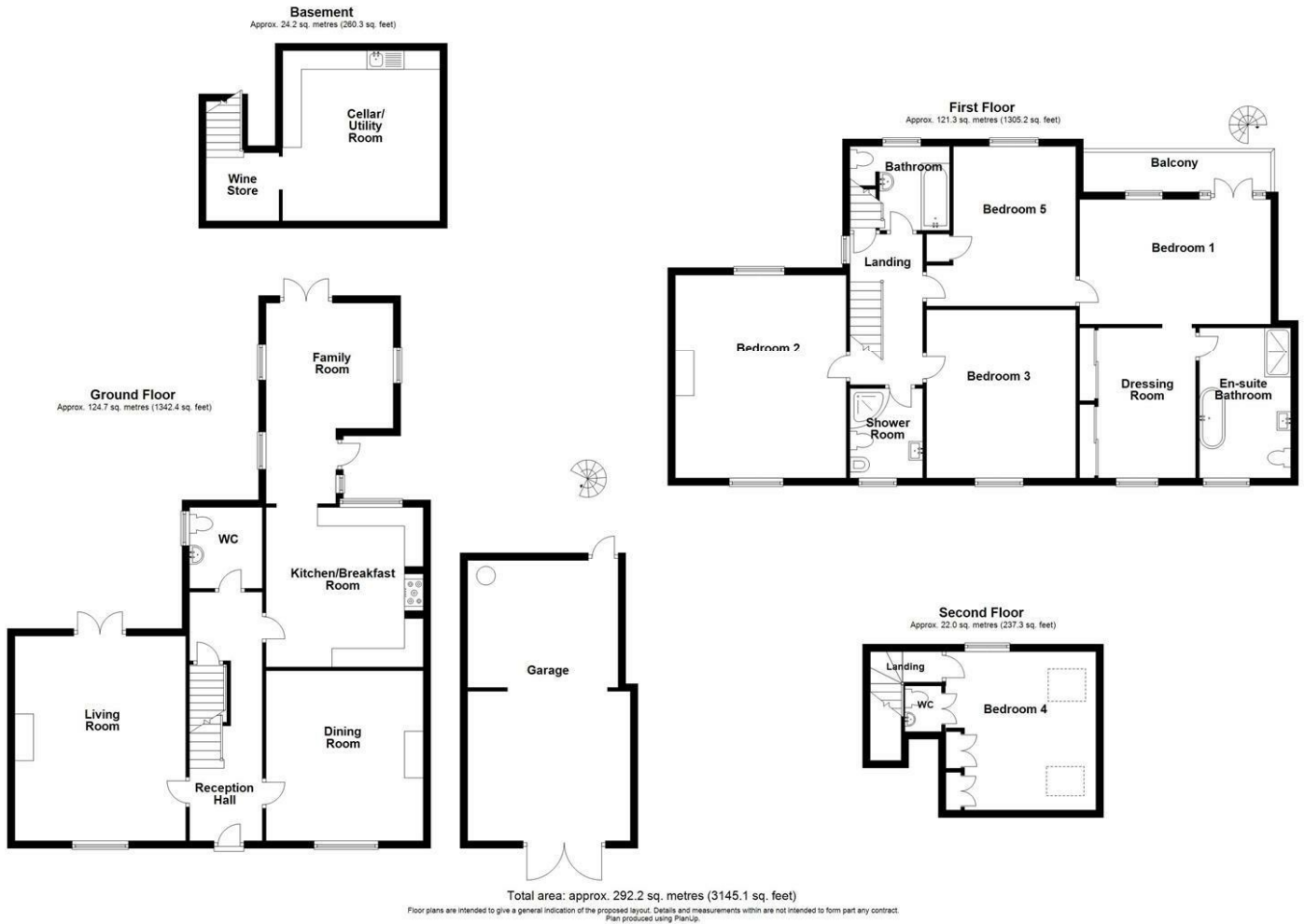
A fantastic space that provides plenty of storage, electric power points and doors to driveway and rear garden.

Garden

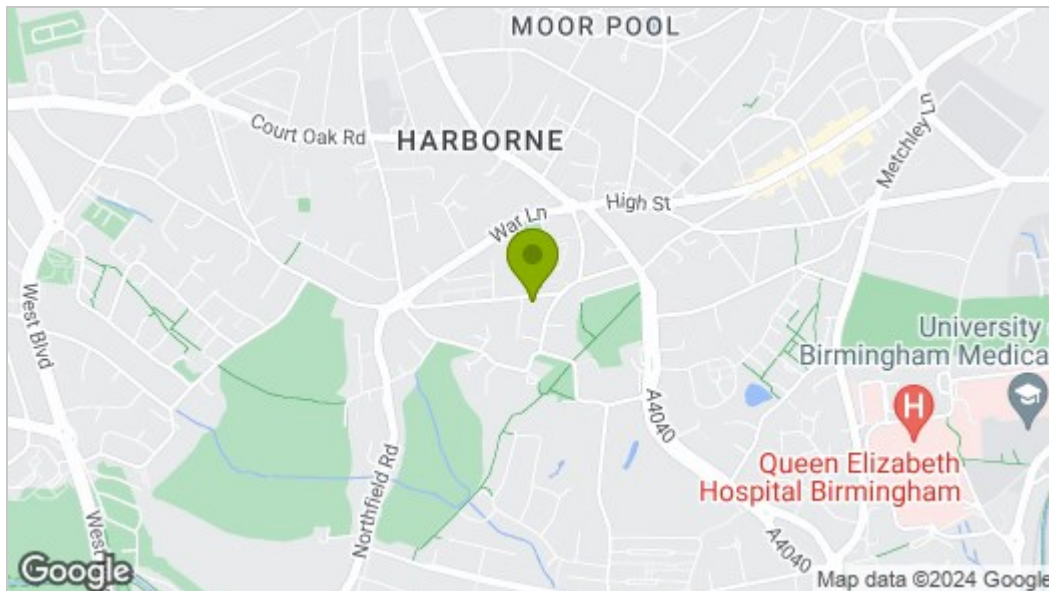


Mainly laid to lawn with mature shrub beds, paved patio, fencing to boundaries,

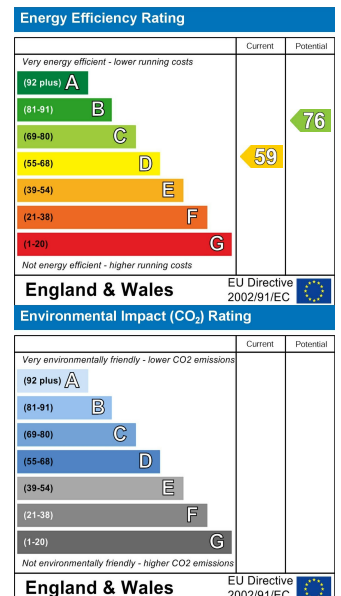
Floor Plan



Area Map



Energy Efficiency Graph



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