



10 Station Road, Birmingham, B17 9JT

**Asking Price £265,000**

A three bedroom first floor duplex conversion on Station Road, Harborne.

The property briefly comprises of: Spacious hallway, to the first floor we have a large open plan living room and kitchen with appliances, two double bedrooms and family shower room, to the top floor there is a wonderfully spacious third bedroom with en-suite.

The property is conveniently located just off Harborne High Street, which boasts an array of shops and transport links in and out of Birmingham City Centre.

Share of freehold  
Council tax band C

### **Entrance hall**

Solid panelled front door, door to inner hallway, radiator, stairs to first floor.

### **Landing**

Doors leading off

### **Lounge**

Windows to front elevation, radiator, open plan to kitchen, door to stairs to second floor.

### **Kitchen 21'4 x 14'8 (6.50m x 4.47m)**

Window to front elevation, range of base units surmounted by a laminate work surface with cupboards over, plumbing and space for a washing machine, integrated oven, hob and extractor hood.

### **Bedroom two 12'1 x 15'2 (3.68m x 4.62m)**

Double glazed window to rear elevation, fitted wardrobes, radiator.

### **Bedroom three 12'4 x 6'7 (3.76m x 2.01m)**

Double glazed window to rear elevation, fitted wardrobes, radiator.

### **Shower room**

Double shower cubicle, wash hand basin over vanity cupboard, low flush WC, chrome effect heated towel rail.

### **Master bedroom (2nd floor) 20'0 x 21'0 (6.10m x 6.40m)**

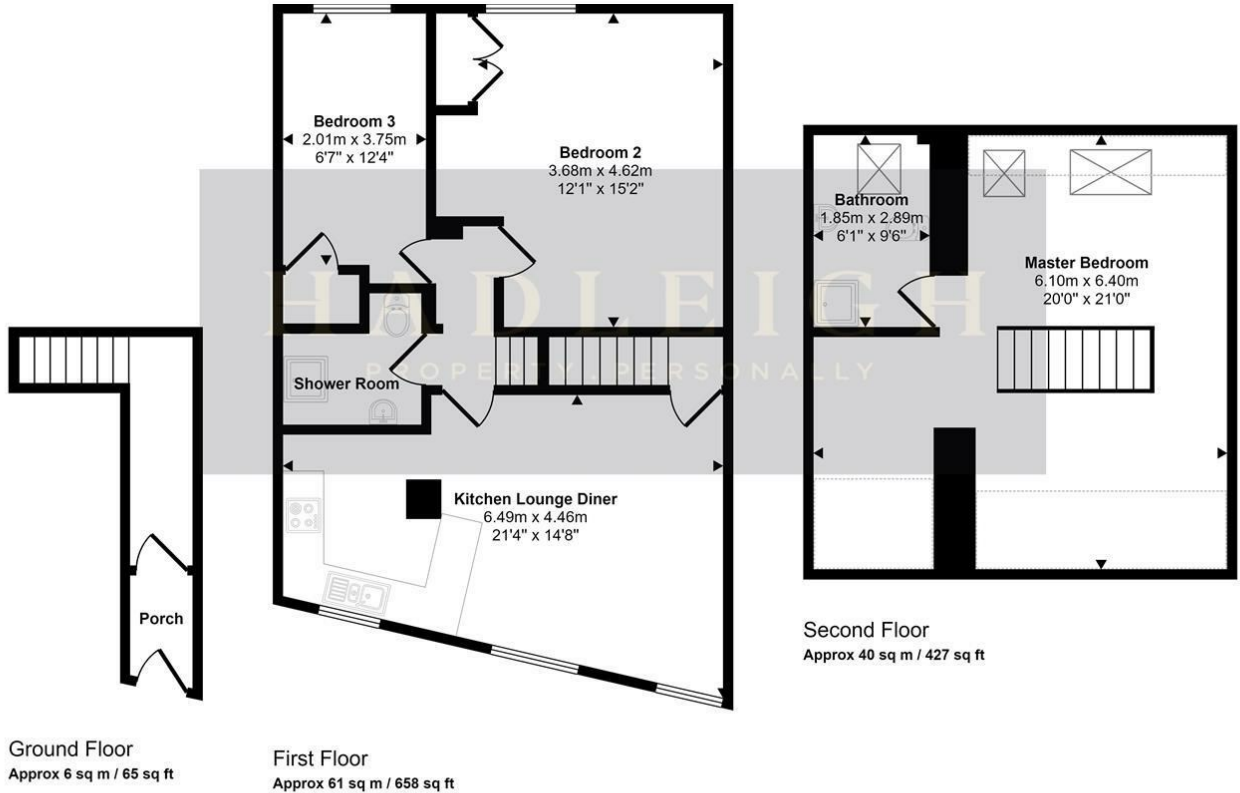
Skylight windows to rear elevation, two radiators, dressing area with hanging rails, door to en-suite.

### **En-suite 6'1 x 9'6 (1.85m x 2.90m)**

Skylight window to rear elevation, wash hand basin over vanity cupboard, shower cubicle, low flush WC, chrome effect heated towel rail.

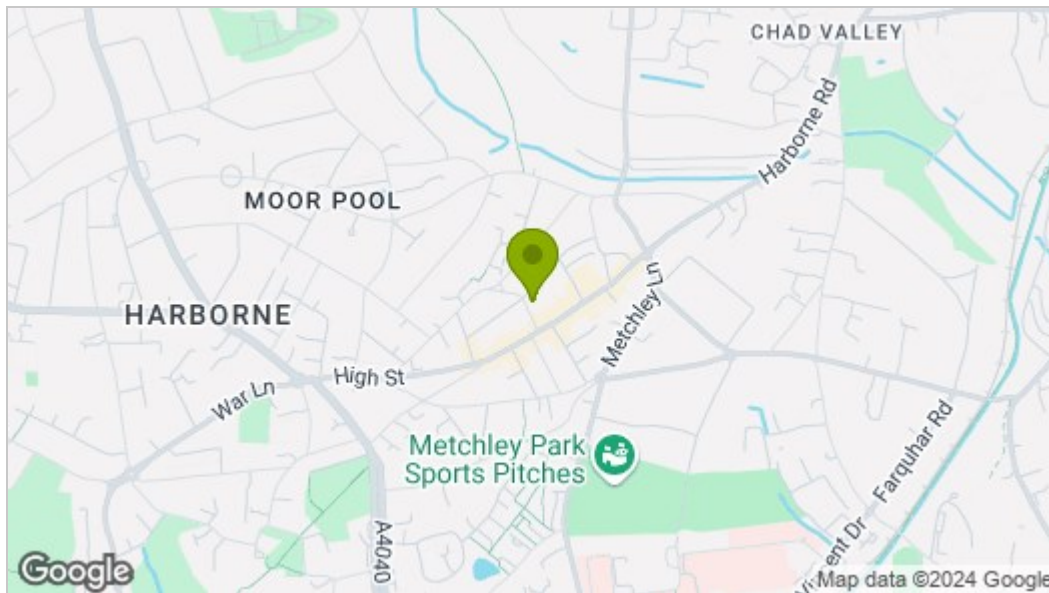
# Floor Plan

Approx Gross Internal Area  
107 sq m / 1150 sq ft

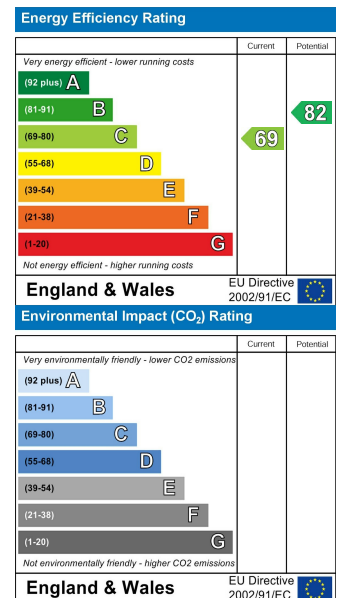


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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