



12a Station Road, Birmingham, B17 9JT

**Asking Price £250,000**

A two bedroom ground floor duplex conversion on Station Road, Harborne.

The property briefly comprises of: spacious hallway, two generous double bedrooms, downstairs shower room, open plan living/dining room, kitchen with appliances. On the first floor, we have a family bathroom with a separate bath and shower.

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.

Council tax band C

### **Entrance Hall**

Opaque double glazed, panelled front door, door to basement, radiator, doors leading off.

### **Shower room / WC**

Low flush WC, wash hand basin, shower cubicle.

### **Lounge 12'2 x 12'8 (3.71m x 3.86m)**

Double glazed skylight windows, double glazed windows and door to rear elevation, radiator, open to inner lobby.

### **Inner lobby**

stairs to first floor, doors leading off.

### **Kitchen 9'7 x 9'5 (2.92m x 2.87m)**

Serving hatch to lounge, range of base units surmounted by a wooden work-surface with shelving over, integrated cooker and hob.

### **Bedroom one 14'0 max x 15'5 max (4.27m max x 4.70m max)**

Internal window to lounge, radiator, door to inner hallway.

### **Bedroom two 9'0 x 14'3 (2.74m x 4.34m)**

Opaque double glazed window to front elevation, radiator.

### **2nd Floor landing**

Door to storage cupboard with boiler, door to bathroom.

### **Bathroom 8'5 x 6'2 (2.57m x 1.88m)**

Opaque double glazed window to side elevation, panelled bath, low flush WC, wash hand basin over vanity cupboard, double shower cubicle, chrome effect heated towel rail, radiator.

# Floor Plan

Approx Gross Internal Area  
113 sq m / 1219 sq ft



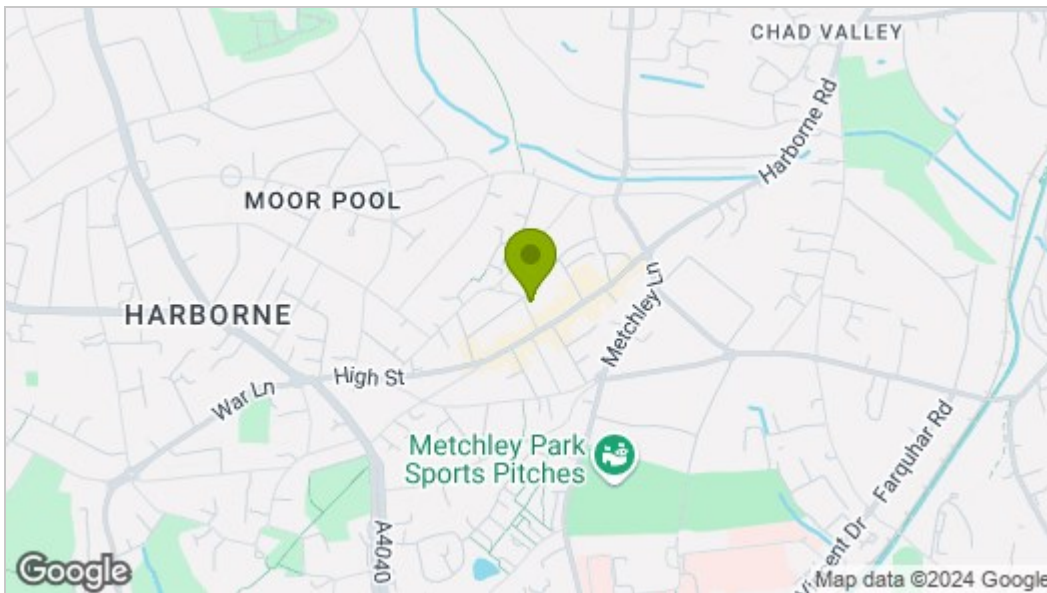
Ground Floor  
Approx 81 sq m / 876 sq ft

First Floor  
Approx 10 sq m / 108 sq ft

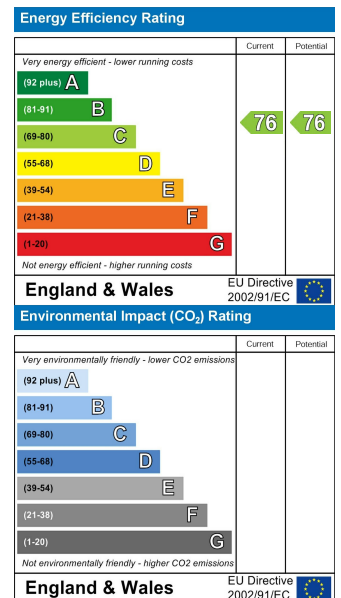
Basement  
Approx 22 sq m / 236 sq ft

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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