



28 Victoria Road, Birmingham, B17 0AH

Asking Price £350,000

We are pleased to offer this immaculately maintained and much improved freehold terraced residence which is situated in this sought after location within close proximity to Harborne High Street with its excellent shopping and restaurant facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are close at hand and Birmingham City Centre itself is readily accessible.

Fully meriting an internal inspection the property is set back from the road beyond on neat fore garden with conifer hedge and grey brick pathway and at ground floor level are two good reception rooms, kitchen, separate utility/WC, whilst at first floor level are two double bedrooms and spacious family bathroom. To further compliment the property there is a fully boarded loft and there is an easily maintained garden.

Benefiting from gas central heating and fully meriting an internal inspection, the accommodation which is in excellent decorative order throughout comprises in more details:

Front Reception Room



Having as its focal point a feature fireplace enclosing wrought iron log basket with a contemporary fireplace surround and hearth beneath, exposed tongue and groove floor boarding, double panelled radiator, meter cupboard, ceiling light point with original plaster rose, cornice, hardwood inner front door and sealed unit double glazed bay window to front with fitted shutters.

Rear Reception Room



Having feature open fireplace with painted mantle and hearth beneath, double panelled radiator, staircase rising off, several power points, ceiling light point with decorative rose, cornice, pine part stained glass door to kitchen and double glazed window to rear.

Kitchen



Having a range of free standing style units, matching wall unit, range gas cooker with stainless steel extractor hood, wall tiling, plumbing for dish washer, double bowl stainless steel sink unit, wall mounted gas boiler, low wattage halogen spot lighting, space for fridge/freezer, sealed unit double glazed window to side.

Utility Room/WC



Having Belfast sink, base and wall units, plumbing for washing machine, space for tumble dryer, radiator, floor tiling, low level WC, Xpelair, window to side.

Landing

A tread staircase leads to the first floor landing with two ceiling light points, large walk in wardrobe with hanging rail. Doors to:

Master Bedroom



Having built in double door wardrobe, radiator, power points, ceiling light point, two sash style double glazed window to front.

Bedroom Two



Having radiator, power points, ceiling light point, original fireplace, double glazed window to rear. Further providing access to boarded out loft offering ample natural light.

Bathroom



Comprising suite of panelled bath with hand held microphone shower, separate corner shower cubicle with on line mixer and glazed door, vanity wash hand basin with circular sink and mixer tap,

space saver chrome towel rail, low wattage halogen ceiling light points, coordinating floor and wall tiling, low level WC, double glazed window to rear.

Garden



The property is set back beyond a neat fore garden with conifer hedge and grey brick pathway. The rear gardens comprise timber decked patio, lawn established borders and rear gate.

General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

EPC - D

Council Tax Band - C

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

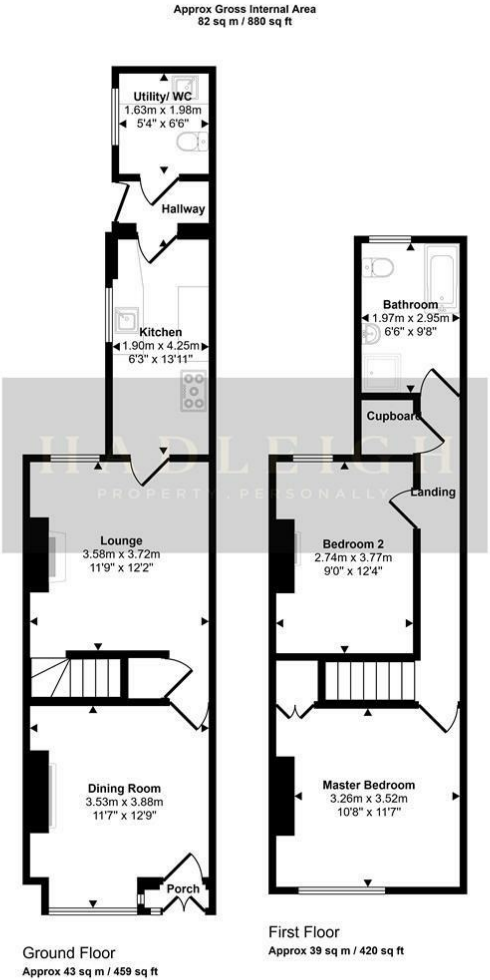
WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale, some items are available by separate negotiation.

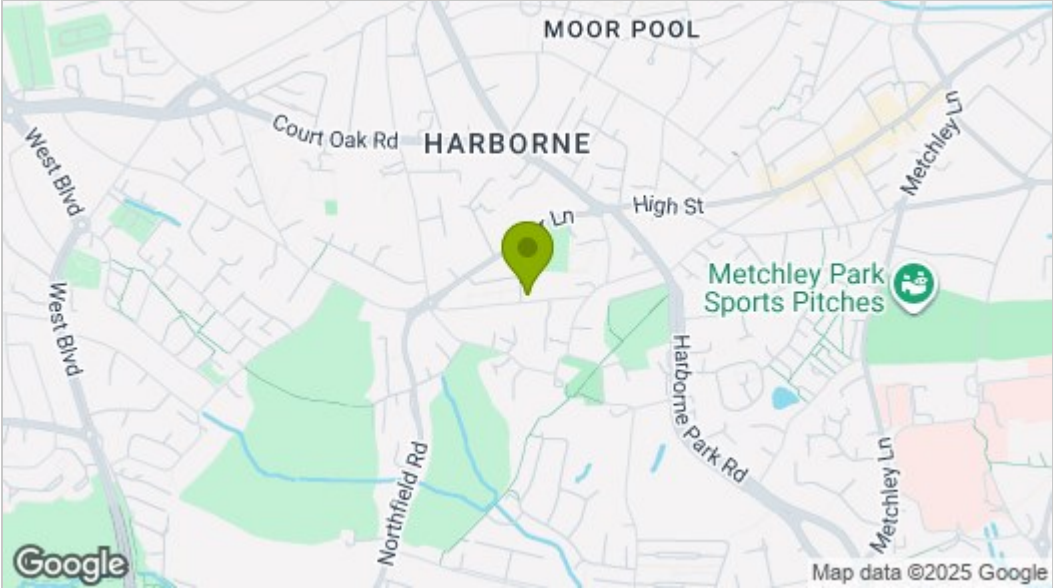
VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.

Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

