

## 7 MARGARET ROAD, HARBORNE, B17 0EU



A FIVE BEDROOM THREE STOREY VICTORIAN TOWNHOUSE WITH GATED  
OFF ROAD PARKING. WITHIN WALKING DISTANCE TO HARBORNE HIGH  
STREET.

EPC BAND RATING G

£445,000

**H**

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## Location

MARGARET ROAD is a prime residential address within close proximity to Harborne High Street with its excellent shopping, restaurant and cafe facilities. In addition the Queen Elizabeth Medical complex and Birmingham University are close at hand and there are excellent location schools including Station Road Primary School within close proximity.

## Description

7 MARGARET ROAD is a particularly spacious three storey mid Victorian terrace residence which is set back beyond a gated concrete flagged driveway and double front doors to the living room. At ground floor level there is a side reception hall, front living room with original fireplace, fitted kitchen with underfloor heating, guest cloakroom, utility/garden room. At first and second floor are five bedrooms, bathroom and en-suite shower room. To the rear of the property is an enclosed courtyard with workshop.

The accommodation which can also be approached via a side shared passageway comprises :

## Reception Hall

Having tiled floor, staircase rising off, ceiling light point, hardwood front door.

## Front Living Room

16'0" x 13'3" (4.88m x 4.04m)

Hardwood double hinged doors giving access to lounge, having original feature cast iron fireplace with hearth beneath, built-in meter cupboard, original floorboards, power points, ceiling light point,



## Guest Cloakroom

Housing low level WC, wash hand basin, wall tiling and ceiling light point.

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## Kitchen

12'7" x 12'3" (3.84m x 3.73m)

Having stainless steel sink unit and drainer with base units beneath, single door oven, four ring hob, stainless steel splashback and extractor hood, base and wall units, multi fuelled stove, power points, under floor heating, polished tiled floor, multi paned sash style window to rear and through to:



## Sun Room

11'4" x 6'4" (3.45m x 1.93m) Under floor heating, bi-folding doors leading to the south west facing courtyard.



## On the first floor

A tread staircase leads to the first floor landing and to:

## Bedroom One

14'8" x 10'0" (max) (4.47m x 3.05m (max)) Original painted fireplace, power points, ceiling light point, sash style window to rear.



## En-suite Shower Room

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Having enclosed shower cubicle with electric shower, WC, wash hand basin and 'Xpelair'.

## Bedroom Two

15'10" x 12'2" (4.83m x 3.71m)

Having several power points, ceiling light point, skylight window to landing, multi-paned window to rear.



## On the second floor

A further staircase leads to the second floor and to:

## Bedroom Three

15'7" x 8'6" (4.75m x 2.59m) Under eaves storage, painted floorboards, power points, ceiling light point, access to loft void, window to rear.





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## Bedroom Four

12' x 7'3" (3.66m x 2.21m) Power points, ceiling light point, window to rear..



## Bedroom Five

9'3" x 8'11" (2.82m x 2.72m) Power points, ceiling light point, window to front.

## Bathroom

Comprising free standing bath, separate corner shower cubicle with rain head, wash hand basin, low level WC, wall tiling and ceiling light point.



## Outside

The property is set back beyond a gated concrete flagged fore court parking space. A side entry approach to the property, whilst the enclosed rear gardens are laid to concrete flags and giving access to a workshop 27' in length with power lighting.



## General Information

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**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.

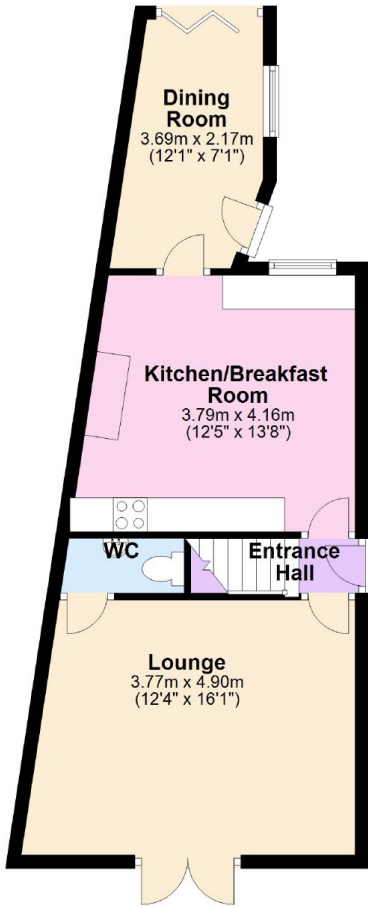
**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

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

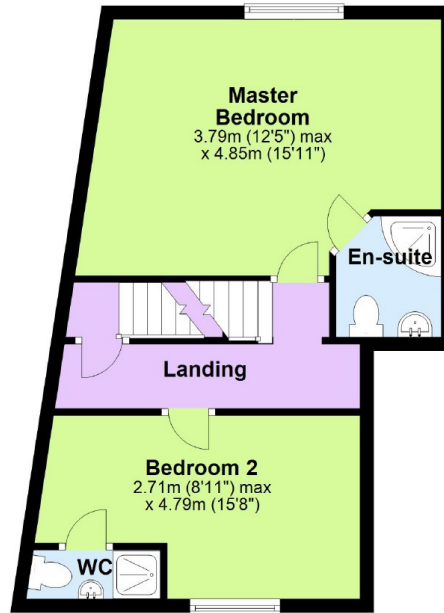


**Ground Floor**

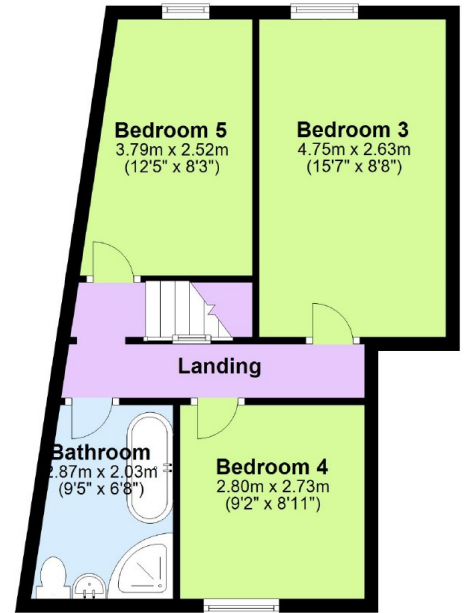
Approx. 44.0 sq. metres (473.5 sq. feet)

**First Floor**

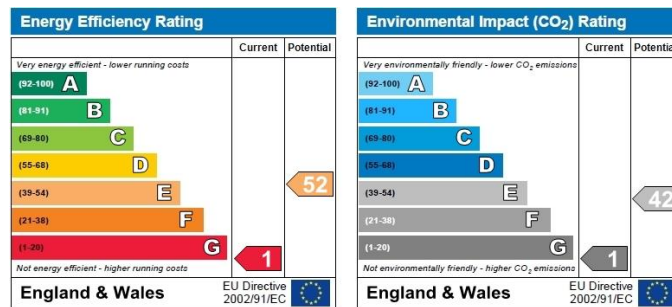
Approx. 46.4 sq. metres (499.7 sq. feet)

**Second Floor**

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 132.1 sq. metres (1422.4 sq. feet)

**MISREPRESENTATION ACT 1967**

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

**MISDESCRIPTION ACT 1991**

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".