



## 10 Albany Road, Birmingham, B17 9JX Offers In The Region Of £720,000

Hadleigh estate agent are pleased to present this charming five bedroom Victorian family home with stylish interiors throughout. Inside briefly comprises, vestibule porch, entrance hall, guest cloakroom, front reception room, rear dining room, kitchen and cellar on the lower ground floor. To the first floor, you will find three double bedrooms to include the master bedroom, as well as the family bathroom. Moreover the second and final floor provides access to the remaining two bedrooms and bathroom. Outside you are greeted with a delightful and enclosed rear garden.

ALBANY ROAD is ideally located within walking distance to Harborne High Street close to all local amenities and within easy reach of the Queen Elizabeth Medical Complex and University of Birmingham. Public transport is also nearby with a range of buses travelling into the City Centre and extensive motorway networks making commuting out of the City easy. The surrounding area offers excellent state and independent schools for boys and girls of all ages, including Harborne Junior & Infants school, The Blue Coat School and Edgbaston High School for Girls. Furthermore recreational amenities include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Gardens and Archery Club.

## Vendors words

The current owners, who have lived at 10 Albany Road for 6 years, have this to say about the house:

We are moving because of a new a job in a different city. We have really loved living in this beautiful house, especially its many brightly-lit spacious rooms with high ceilings, characterful original features, and large well-designed garden. The neighbourhood is very friendly, helpful, and considerate. There can be few places in Birmingham that are so conveniently located - the house is just a few minutes' walk from a charming high street teeming with cool cafes and restaurants as well as numerous grocery shops, chemists and a post-office. It's also a short walk to the Queen Elizabeth Hospital, University of Birmingham, and the Botanical Gardens, and a short bus ride into the city centre. We're sure that its new owners will enjoy living in this house as much as we have.

## Entrance hall



Minton flooring, ceiling light points, radiator and doors leading to lounge, kitchen and dining room.

## Kitchen



Under floor heating, tiled flooring, spotlights, ceiling light point, double glazed doors leading into garden, double glazed windows to side elevation, double gas cooker, integrated appliances and wooden worktops.

## Lounge



Carpeted flooring, ceiling light point, double glazed window, gas fireplace and radiator.

## Dining room



Carpeted flooring, double glazed doors leading to rear elevation, gas fireplace, radiator and ceiling light point.

## Bedroom one



Laminate wood flooring, two double glazed sash windows to front elevation, built-in storage cupboard, ceiling light point and radiator.

### Bedroom two



Carpeted flooring, double glazed sash window to rear elevation, feature fireplace, radiator and ceiling light point.

### Bedroom three



Carpeted flooring, double glazed bay window to front elevation, feature fireplace, ceiling light point, radiator and storage cupboard.

### Bedroom four



Carpeted flooring, built-in storage cupboard, double glazed window to rear elevation, radiator and ceiling light point.

### Bedroom five



Laminate wood flooring, double glazed window to side elevation, radiator and ceiling light point

### Family bathroom



Laminate wood flooring, half wood panelled walls, double glazed window to rear elevation. radiator/towel rail, freestanding bath, shower cubicle, two hand wash basins, W.C, ceiling light point, wall lights and feature fireplace.

### Bathroom two

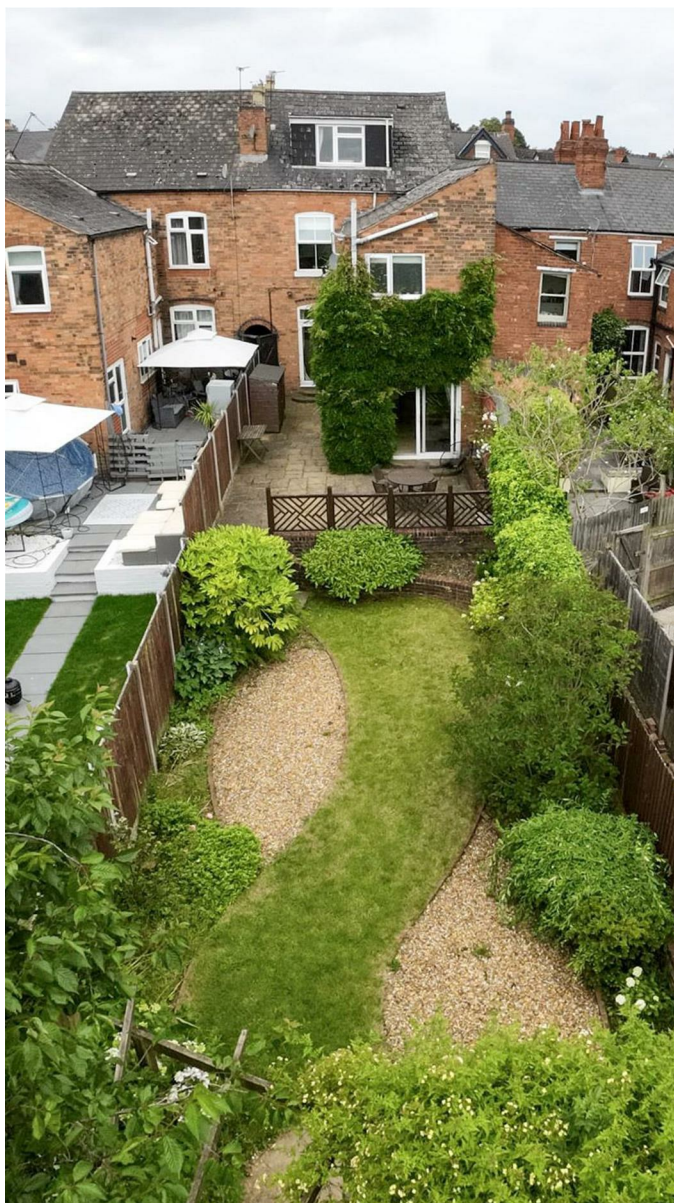


Wood flooring, shower cubicle, ceiling light point, radiator/towel rail, hand was basin and W.C

## Garden



Maintained garden with mature shrub beds, paved patio and fencing to boundaries.



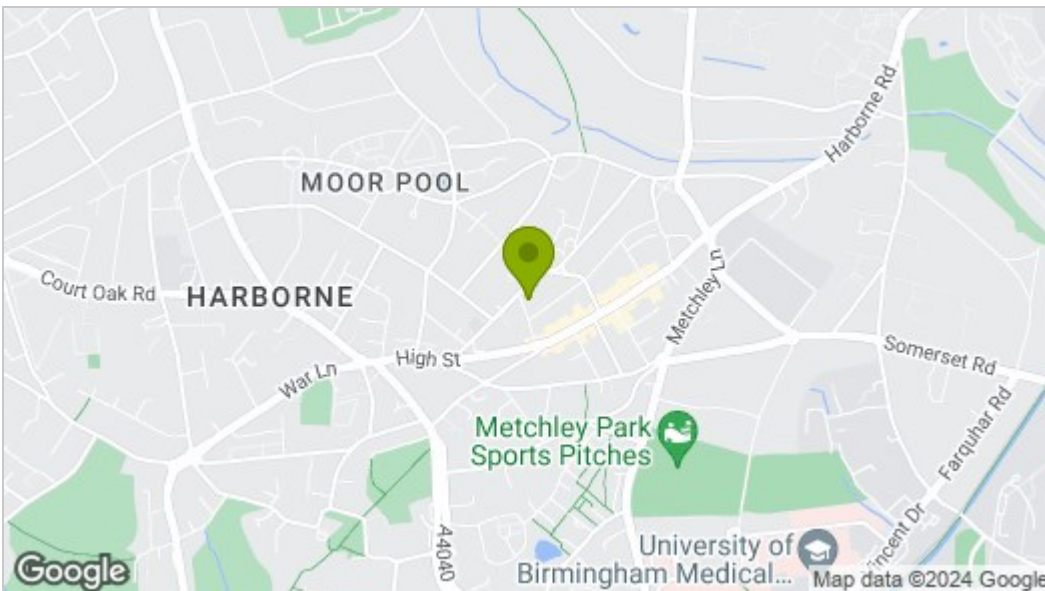
# Floor Plan



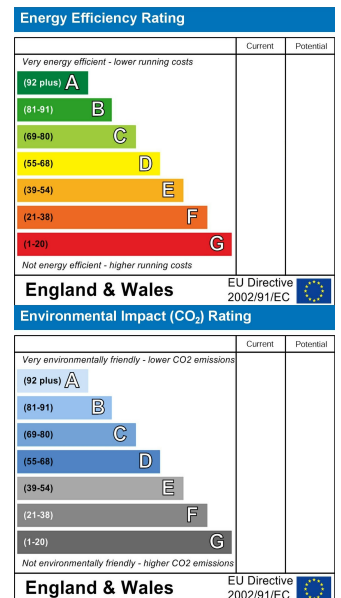
Total area: approx. 188.0 sq. metres (2023.4 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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