



Victoria Road, Birmingham

- Beautifully Presented Victorian Terraced Property
- Two Double Bedrooms
- Re-fitted Kitchen and Bathroom
- No Upward Chain
- Popular Central Harborne Location
- Retained Period Features Throughout
- In Excellent Proximity of Harborne High Street and QE Medical Complex
- EPC Rating - D

Offers In The Region Of £320,000

Tenure: Freehold

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DESCRIPTION

A characterful and beautifully presented period terraced home situated in this popular central Harborne location in close proximity to the amenities on the High Street. This two bedroom property combines fantastic contemporary living with its heritage by retaining plenty of original period features. Additionally benefiting from a good sized low-maintenance rear garden. Being Sold with No Upward Chain.

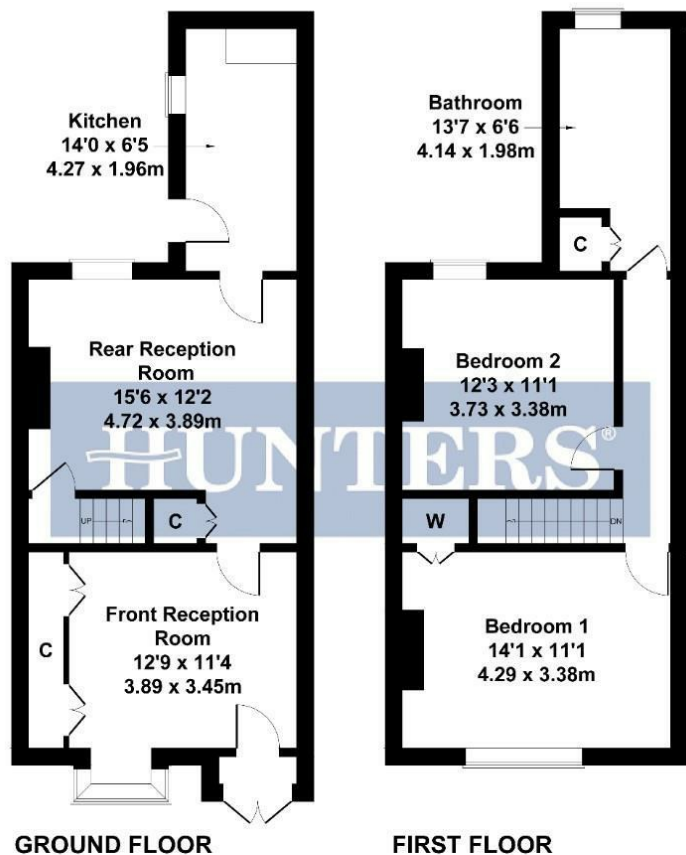
The property provides gas central heating and is fully double glazed, set back from the street with an enclosed courtyard at the front leading to the property entrance. UPVC double doors provide access into the entrance porch with a secondary original timber door leading directly into the front reception room, with a large bay window and beautiful original feature fireplace with built-in storage and shelving either side. The rear reception room has a feature exposed brick chimney breast and provides staircase to first floor and storage cupboard underneath, the downstairs is completed with a country-style kitchen providing wall and base units with complimentary oak work surfaces, a sunken ceramic butler style sink and tiled splash-back. There is an integrated oven with gas hob and extractor fan and integrated dishwasher, with space for fridge-freezer.

Upstairs provides two spacious double bedrooms, the main bedroom having some built-in storage and the other with another retained fireplace. The property is completed with a beautifully refitted partly-tiled bathroom suite, complete with lavatory style WC, pedestal wash hand basin, a statement freestanding roll-top bath with separate rain-fall shower cubicle, and an airing cupboard which houses the central heating boiler.

To the outside is a low maintenance garden of mainly patio areas, with a variety of plants and bushes around the garden. A brick outbuilding provides power and plumbing for a washing machine and we have a fence boundary with side gate access directly to the frontage.



Approximate Gross Internal Area 97 sq m - 1042 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email:

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Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		84	
		63	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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