



Victoria Road, Birmingham, B17 0AH

£1,100,000



A charming and beautifully maintained detached period residence situated in this highly desirable location in close proximity to Harborne High Street. The enviable six bedroom Victorian property provides a wealth of period character features throughout whilst providing flexible living accommodation and potential for further development subject to the relevant planning permissions.

The property is set back from the road via a driveway providing off-street parking for two cars, and provides approximately 3412.16 sqft of accommodation spanning across three floors. The internal accommodation comprises a centrally positioned grand entrance vestibule and hallway which sets the tone throughout the remainder of the property, three flexible reception rooms provide ample living and dining space that can be catered to an individual families needs, along with a refitted breakfast kitchen at the rear and guest cloakroom. Upstairs on the first floor are three double bedrooms, with a separate dressing room and a study room off the third bedroom along with a refitted family bathroom suite. To the second floor are a further three bedrooms with additional dressing room splitting two bedrooms, along with a separate WC and shower room.

The property is completed with a traditional cellar which is ideal for storage, and a further coal cellar which is externally accessible. A magnificent rear garden perfectly compliments the property.

The property is situated in a wonderful location just minutes from Harborne Village High Street and the most highly regarded primary schools within the Harborne area. The High Street provides a whole host of award winning restaurants, pubs and eateries. A variety of local shops and transport links within close proximity provide an added convenience and easy commutes to key points of interest such as the Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre.



Front and Approach

A paved driveway provides space for two cars, with a side access gate, mature flowerbed borders and hedgerow and steps leading to entrance door.

Vestibule

Original hardwood double doors lead into the entrance vestibule which has original Minton tile flooring, ceiling cornices and part stained glass inner door leading into entrance hallway.

Entrance Hallway

The Minton tile flooring continues throughout the hallway and provides staircase leading to first floor accommodation, central heating radiator, ceiling cornices, rear door to garden and access into:

Guest Cloakroom/Utility

With an opaque window to side elevation, comprising low level WC, vanity style sink unit, vertical chrome heated towel rail and built-in storage which provides space and plumbing for washing machine and tumble dryer.

Dining Room 12'11" x 14'0"

With glazed windows to the front elevation, central heating radiator, feature marble fireplace with decorative cast iron fire inset and tiled hearth, ceiling cornices, picture rails and ornate ceiling rose.

Lounge 13'0" x 19'5"

A spacious living space with dual aspect glazed bay window to front elevation, and patio doors out to rear garden, comprising central heating radiator, feature marble fireplace with cast iron coal effect gas fire inset, ceiling cornices, picture rails and ornate ceiling rose.

Breakfast Room 14'1" x 11'1"

A great additional space perfect for a breakfast room, having tiled flooring, decorative picture rail, central heating radiator, feature exposed brick fireplace with 'Montrose' wood burner and raised tiled hearth with timber surround. Built in full height Oak storage cupboards conceal the central heating boiler, dual aspect windows and twin French doors to side elevations provide plenty of light and open onto the side patio.

Kitchen 8'3" x 18'2"

Fitted kitchen with multiple windows providing aspects to the rear and side elevations and additional 'Velux Skylight' providing a good degree of natural light. Wall and base units have contrasting Granite worktops and complimentary tiled splash-back. There is a sunken sink with drainer, 'Mercury' freestanding oven with incorporated 5 ring gas hob and extractor over, space and plumbing for large double door fridge freezer, integrated dishwasher and doors out to the rear garden.

First Floor Landing

A split level landing with glazed window to side, staircase to second floor landing, and access into:

Bedroom One

Providing dual aspect glazed bay window to the front and glazed window to rear elevations, central heating radiator, ornate ceiling rose and decorative cornices and picture rail.

Bedroom Two

With a glazed window to front elevation, central heating radiator, feature cast iron fireplace with Oak mantle, decorative ceiling cornice and ornate ceiling rose.

Dressing Room

With a glazed window to front elevation, providing fitted storage and ornate ceiling rose and ceiling cornice.

Family Bathroom

Partly tiled with two glazed opaque windows, comprising low level WC, vanity sink unit, bath with mixer taps, and separate rainfall shower above, chrome towel rail with incorporated central heating radiator and shaver point.

Bedroom Three

With dual aspect glazed windows to rear and side elevations, with central heating radiator and feature cast iron fireplace and interconnecting door through to:

Study/Dressing Room

With a glazed window to side elevation, central heating radiator and pedestal wash hand basin.

Second Floor Landing

With Velux skylight and providing access into:

Bedroom Four

With a vaulted ceiling, cast iron feature fireplace, double glazed window to the front elevation, pedestal wash hand basin and door through to dressing area.

Dressing Area

Providing storage space and access into bedroom six.

Bedroom Five

With dual aspect Velux skylights and a glazed window to rear elevation, with central heating radiator, feature cast iron fire place and pedestal wash hand basin.

Bedroom Six

With dual aspect glazed window to rear elevation and Velux skylight with a central heating radiator.

Shower Room

Fully tiled providing double glazed opaque window to side elevation and walk-in shower cubicle with electric shower and extractor fan.

Separate WC

Providing low level WC, wall mounted sink unit and an extractor fan.

Rear Garden

Having Victorian Blue Brick patio stretching around the side and rear of the property, two large manicured lawn spaces with pathway leading down to a summer house to rear. A selection of generously stocked borders provide a variety of flowers, trees and bushes throughout the garden, with a fence perimeter. Furthermore there is a integral coal cellar accessed from the garden.

Cellar

Providing ample storage with power and light source.



Victoria Road



Tenure: Freehold
Council Tax Band: G

- Spectacular Victorian Detached Residence
- Six Bedrooms
- Fantastic Location in Close Proximity to Harborne High Street
- Wonderful Retained Period Features Throughout
- Driveway
- Spacious and Secluded Rear Garden
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

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