



Albany Road

Harborne, Birmingham, B17 9JX

Asking Price £395,000



- Excellent Period Two Bedroom Terraced Property
- Superb Specification of Fixtures and Fittings
- Double Bedrooms
- No Upward Chain
- Fantastic Location
- Large Through Lounge/Dining Room
- Beautiful Front and Rear Courtyards
- EPC Rating - C

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A beautifully presented two bedroom terraced property situated in this very sought after location within the heart of Harborne Village just off the High Street. The property beautifully combines its array of period features with some luxurious modernisation throughout, with wonderfully maintained front and rear courtyards. Being Sold with No Upward Chain.

The property is completely double glazed with gas central heating. The property accommodation briefly comprises a welcoming entrance hallway, with a spacious through lounge dining room to the front of the property, and a modern fully fitted kitchen with separate utility room and cloakroom towards the rear of the property completing the downstairs. The upstairs accommodation provides two superbly sized double bedrooms, complimented perfectly by a large refitted family bathroom suite.

The property is situated in what is regarded as one of the most sought after locations within Harborne. The widely recognised High Street is readily accessible and known for its fantastic array of shopping facilities, award winning restaurants and café culture. In addition access to Birmingham City Centre is easy and convenient along with, Birmingham University and the Queen Elizabeth Medical Complex with excellent local transport links. The local school catchment is equally fantastic, with Harborne Primary within very close proximity.

ENTRANCE PORCH

Entrance door and stained glass single glazed door into hallway with minton tile flooring.

ENTRANCE HALL

With stairs to first floor and access to lounge and dining area, with minton tiled flooring, panel radiator and alarm panel.

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA

With a double glazed bay window to front, panel radiator, log burner, TV and telephone points and wall lights and archway through to:

DINING AREA

Double glazed sash style rear window, TV and telephone points and door to kitchen.

KITCHEN BREAKFAST ROOM

Fully fitted kitchen with under stairs storage cupboard and double glazed window to side and door to rear garden, comprising of wall and base units, granite work surfaces and breakfast bar, stainless steel sink, integrated 'Siemens' electric oven, induction hob and extraction unit above, 'Siemens' integrated dishwasher, breakfast bar area, free-standing fridge freezer and panel radiator.

UTILITY ROOM

With a door to rear garden and cloakroom and comprising of a large belfast sink, 'Miele' washer and tumble dryer, central heating boiler and chrome heated towel rail.

CLOAKROOM

With a frosted double glazed window to side and low level WC.

REAR COURTYARD

Patio courtyard area with two outbuildings for storage and small border to side.

LANDING

Split level landing with loft access and panel radiator.

MASTER BEDROOM

With two double glazed sash style windows to front, feature fire place with cast iron open fire, built in wardrobes and telephone point and two panel radiators.

BEDROOM TWO

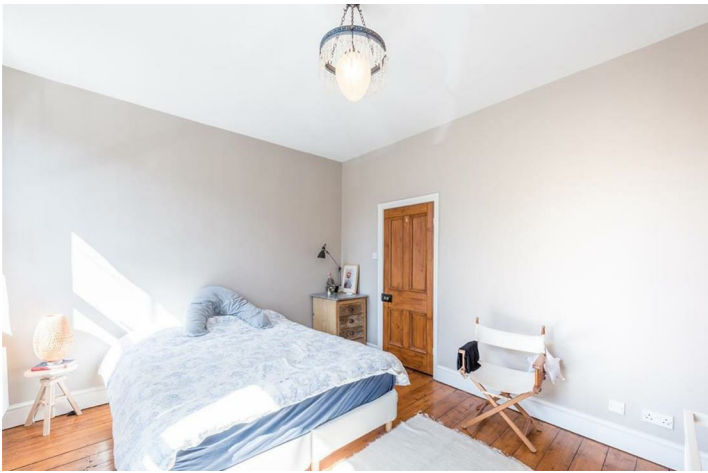
With a double glazed window to rear, built in wardrobes, feature fireplace with cast iron open fire and panel radiator.

BATHROOM

Fully tiled with frosted double glazed windows to side and rear, low level WC, wall mounted 'Duravit' vanity sink unit, modern contemporary free standing bath and additional attachment with separate large walk in shower cubicle with rain head shower, chrome heated towel rail, 'XpelAir' extractor fan. Mirrored store cupboard unit with integrated consumer shaver point and vertical panel radiator.

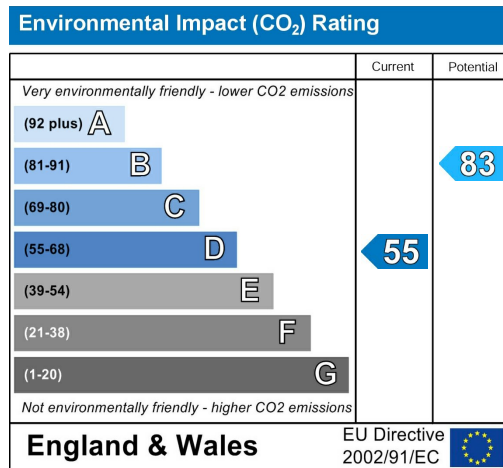
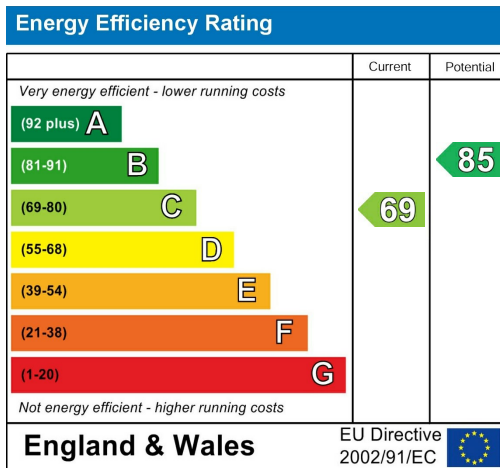
Floorplan







Energy Efficiency Graph



Viewing

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

Road Map



Hybrid Map





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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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