



Harold Road

Edgbaston, Birmingham, B16 9DA

By Auction £165,000



*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £165,000* BIDDING CLOSES 7 AUGUST 2.30PM * FEES APPLY*

A fantastic investment opportunity to acquire this three bedroom property situated in this popular location in Edgbaston on the cusp of Birmingham City Centre. The property requires a full renovation but offers potential to further increase the bedroom accommodation and provide an excellent rental property in this highly desirable student based location subject to relevant planning permission and HMO regulations. Being sold with No Upward Chain.

The property provides double glazing where specified and has gas central heating. The internal accommodation briefly comprises entrance hall, two reception rooms, kitchen and downstairs bathroom. In addition there are two large double bedrooms over the first floor along with a wc and the final second floor provides a further double bedroom and additional loft room that could be further renovated into another potential bedroom. The property provides a low maintenance courtyard to the rear of the property.

Situated in this popular student hub within close proximity of Birmingham City Centre. The new tram extension is very close-by providing access to rail links. The property is ideally positioned for a number of local supermarkets, and is on the doorstep of Edgbaston reservoir which offers a tranquil nature spot and escape from the bustling centre along with local canal networks and cycle paths and as you would expect the property provides excellent links to a number of different local university campuses.



Front and Approach

A UPVC entrance door leads into the entrance vestibule with a secondary hardwood door into the hallway.

Entrance Hallway

Providing stairs to first floor accommodation, with storage under, central heating radiator and door into:

Front Reception Room 9'3" max x 12'9" into bay (2.82m max x 3.89m into bay)

With a double glazed bay window to front elevation, electric fire and central heating radiator.

Rear Reception Room 12'3" x 12'9" max (3.73m x 3.89m max)

Double glazed window to rear elevation, fitted storage cabinets and central heating radiator with door leading to:

Kitchen 9'5" x 6'10" (2.87m x 2.08m)

With a double glazed window to side elevation and door out to rear courtyard, the kitchen comprises wall and base level units with work surface over, sink and drainer, tile splash-back, space for fridge/freezer and plumbing for washing machine central heating radiator and door leading to:

Utility Room

With a double glazed obscure window to side elevation, vanity sink unit, additional work surface with storage cupboard and houses the boiler, with door leading to:

Downstairs Shower Room

Double glazed obscure window to side elevation, fully tiled and comprises low level WC, walk-in shower cubicle, heated towel rail and extractor fan.

Rear Courtyard

A brick-style courtyard with fence boundary and side gate access

First Floor Landing

Providing additional staircase to second floor and access to all first floor accommodation:

Bedroom One 12'9" x 12'4" (3.89m x 3.76m)

With a double glazed window to rear elevation and central heating radiator.

Bedroom Two 11'3" x 16'6" (3.43m x 5.03m)

With two double glazed windows to front elevation and central heating radiator.

Separate Toilet

Partly tiled with low level WC, pedestal wash hand basin and extractor fan.

Bedroom Three 16'3" x 11'4" (4.95m x 3.45m)

With a double glazed window to front elevation, built in storage cupboard and central heating radiator.

Additional Room 12'9" x 10'3" max (3.89m x 3.12m max)

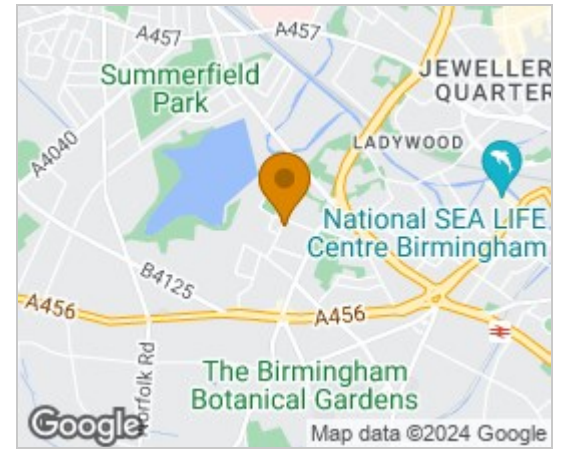
Providing two 'Velux' skylights to rear elevation and fitted wardrobes. This room could be used as additional storage or converted into an additional bedroom in accordance to relevant planning permissions.

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.

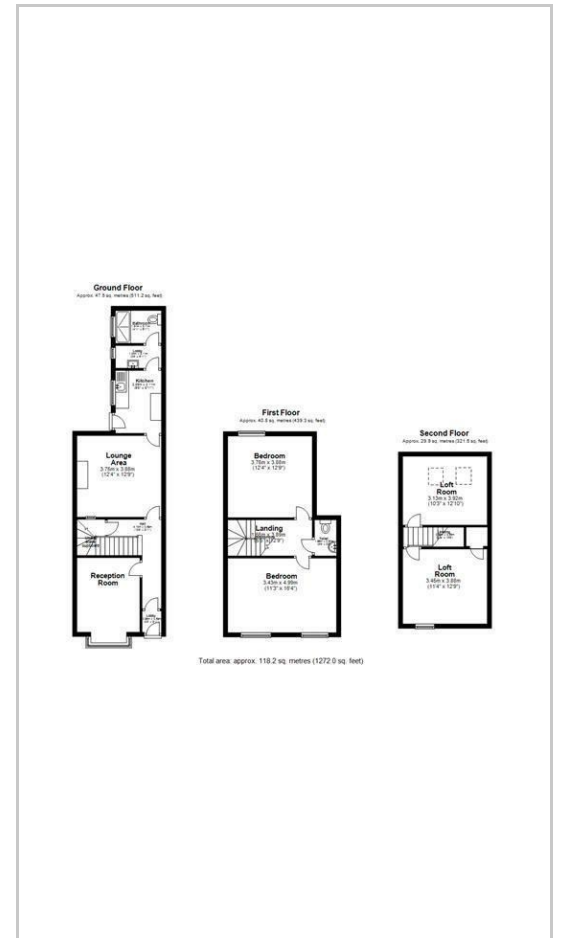
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Tel: 0121 647 4233 Email: harborne@hunters.com <https://www.hunters.com>

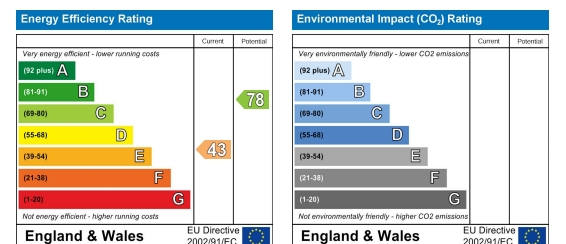
Area Map



Floor Plans



Energy Efficiency Graph



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