



## Metchley Lane, Birmingham

- Period End of Terrace Property in Prime Location within Central Harborne
- Two Reception Rooms
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - F
- In Need of Full Renovation and Refurbishment but Excellent Scope for Further Extension
- Excellent Investment Opportunity or Residential Project
- No Upward Chain

**£325,000**

**Tenure: Freehold**

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# Metchley Lane, Birmingham

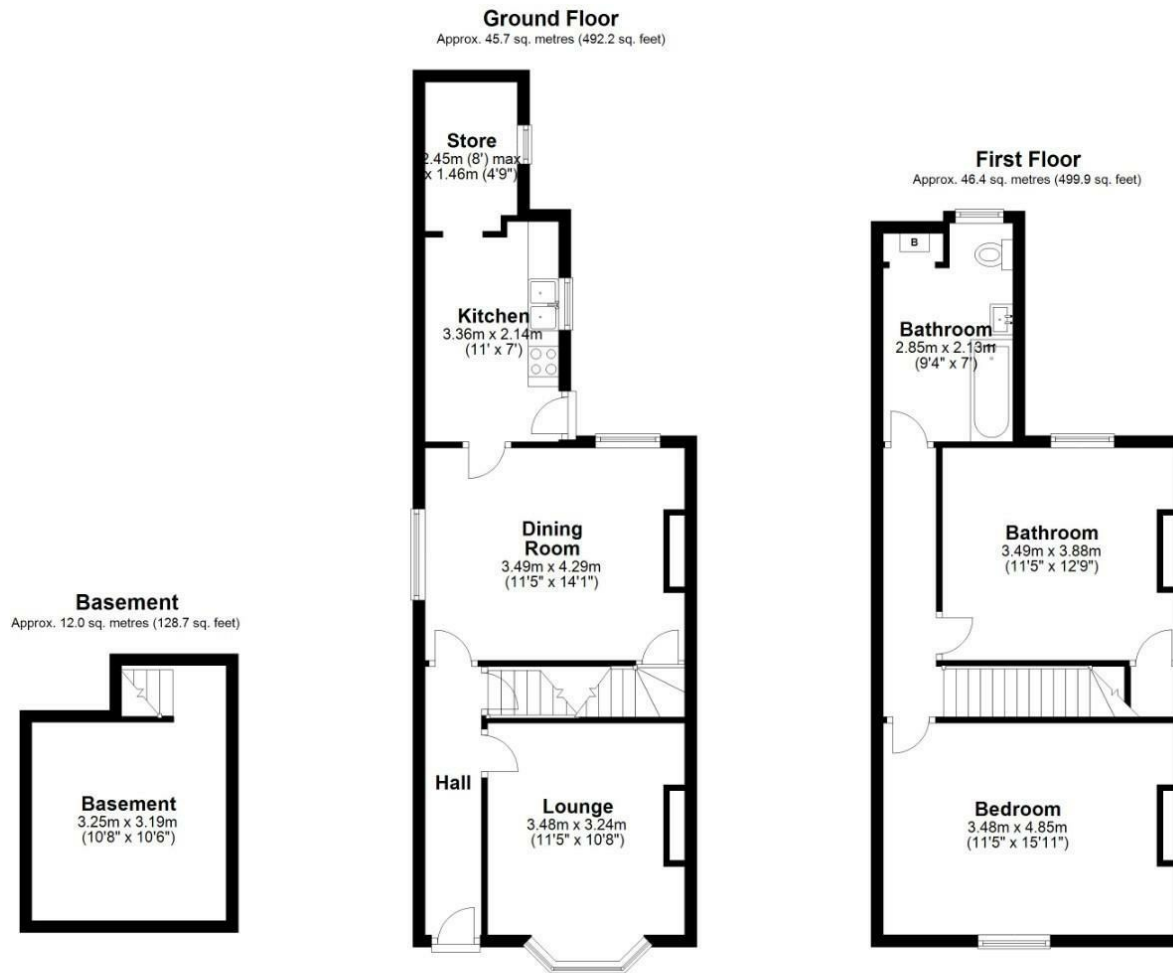
## DESCRIPTION

An excellent opportunity to acquire this exclusive two bedroom period property that is situated in the heart of Harborne just adjacent to the High Street. The property requires full renovation and refurbishment but offers a spacious footprint to create a family home in a prestigious location. Being Sold with No Upward Chain.

The property footprint provides potential for extension and to increase the accommodation subject to the relevant planning permissions. It currently comprises entrance hallway, good sized traditional front and rear reception rooms with access to a cellar in-between. A kitchen with space for a separate utility or opportunity to extend the kitchen. The upstairs accommodation comprises two large double bedrooms with a family bathroom. There is a garden to the rear and side access point which leads to the rear of the property.

The property is situated on this highly regarded and sought-after road in the heart of Harborne Village, just adjacent to the renowned Harborne High Street well known for its vast array of award winning eateries, restaurants and cafes. In addition to the local amenities the High Street offers fantastic transport links to Birmingham City Centre, QE Medical Complex and Birmingham University. Harborne Gym and swimming baths is just a short distance away and this location includes a fantastic school catchment for all ages.





Total area: approx. 104.1 sq. metres (1120.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

### 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

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## 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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