



## War Lane, Harborne, Birmingham, B17 9RU

- Beautifully Presented Victorian Terraced Property
- Two Double Bedrooms
- Good Sized South-East Facing Rear Garden
- Parking Available Outside on First-Come-First-Serve Basis
- Popular Central Harborne Location
- Retained Period Features Throughout
- In Excellent Proximity of Harborne High Street and QE Medical Complex
- EPC Rating - D

**Price £299,950**



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## DESCRIPTION

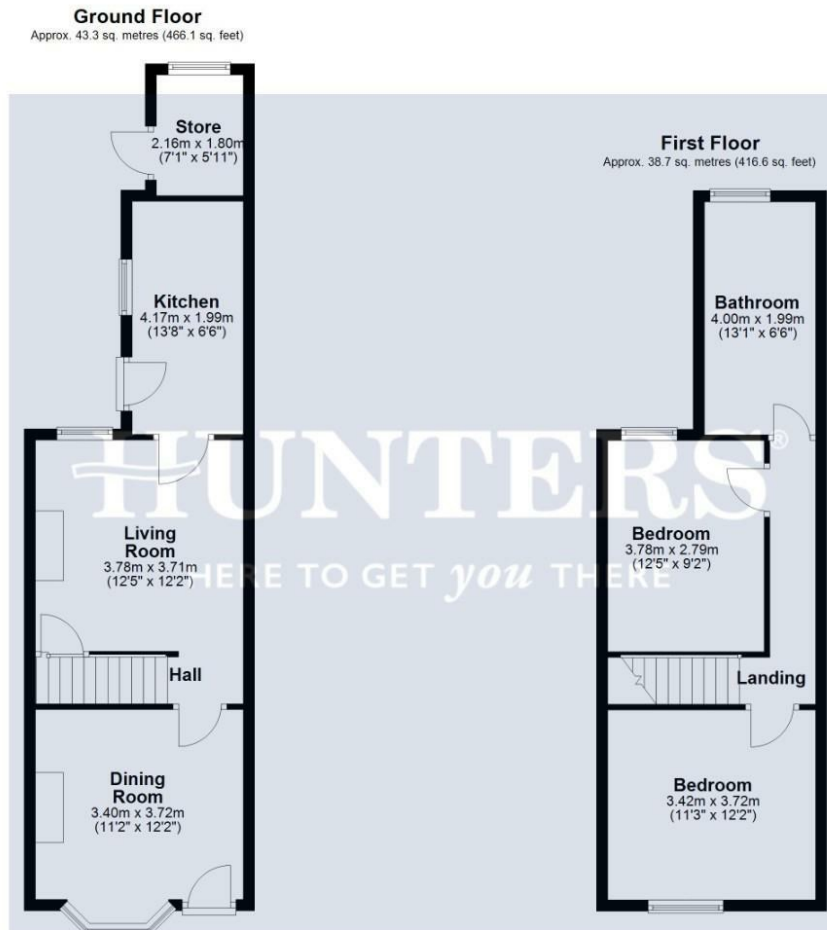
A characterful and beautifully presented period terraced home situated in this popular central Harborne location in close proximity to the many amenities on the High Street. This two bedroom property combines fantastic contemporary living whilst retaining plenty of original period features throughout. Additionally benefiting from a large south-east facing rear garden.

The property provides gas central heating and is fully double glazed, set back from the street via a vehicle lay-by offering off-street parking on a first-come-first serve basis. There is an enclosed courtyard to the front with steps leading to the property entrance. An original hardwood entrance door leads directly into the front reception room, with a large bay window and a beautiful original feature fireplace. The rear reception room provides another beautiful feature fireplace and also includes access to the first floor with plenty of storage available underneath. Off the rear reception room towards the rear of the property is a re-fitted kitchen comprising wall and base level units with complimentary work surfaces and matching up-stand. There is an integrated oven with gas hob and extractor fan above, with space for fridge-freezer and washing machine and also housing the central heating boiler. The upstairs accommodation provides two spacious double bedrooms, with the main bedroom including some built-in storage. The property is completed with a immaculate partly-tiled bathroom suite, complete with WC, pedestal wash hand basin, a freestanding bath with a separate shower cubicle and built-in storage.

Outside at the rear is a south-east facing large rear garden including a patio area across the rear with steps up to a lawn space and separate decking area, with garden shed and mature plants and bushes throughout, it is one of the larger gardens on the road offering excellent outside space for family entertainment.







Total area: approx. 82.0 sq. metres (882.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

184 War Lane, Harborne

### Viewings

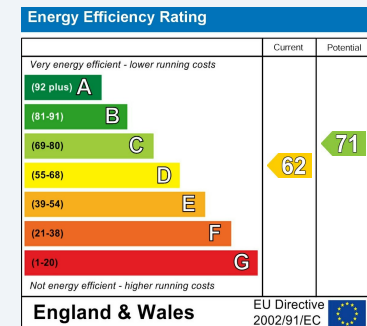
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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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