

# ENGLANDS



95 Vivian Road

Harborne, Birmingham, B17 0DR

£340,000







## PROPERTY DESCRIPTION

Victorian property in central Harborne having allocated parking. Set over three floors and also having a useful basement area, the accommodation includes through lounge/dining room, newly fitted kitchen, three bedrooms and family bathroom. There is a pleasant southerly-facing courtyard garden.

The property is well situated in Vivian Road between Waterward Close and Greenfield Road. It is readily accessible to the Queen Elizabeth Hospital, Birmingham University and Harborne Leisure Centre, also excellent local primary schools. It is also close to Harborne High Street with its superb choice of restaurants and bars and regular transport services to leisure, entertainment and shopping facilities in the city centre. NO CHAIN.

The property itself is set back from the road behind a block paved forecourt.  
UPVC double glazed entrance door leading into:





## HALLWAY

Having laminate flooring, coving to ceiling, radiator, two ceiling light points, two radiators and storage cupboard with the meters.

## THROUGH LOUNGE/DINING ROOM

7.17m max into bay x 2.65m max into recess (23'6" max into bay x 8'8" max into recess) Having UPVC double glazed bay window to the front elevation, two ceiling light points, two radiators, UPVC double glazed window overlooking the rear courtyard garden, laminate flooring, feature archway and coving to ceiling.

## NEWLY FITTED KITCHEN

3.67m max x 2.26m max (12'0" max x 7'4" max) Having a range of matching wall and base units, integrated electric oven with gas hob over and wall-mounted extractor fan, plumbing for washing machine, single bowl stainless steel sink drainer with mixer tap over, double glazed window to the side elevation, UPVC double glazed door leading to the rear garden, cupboard housing the wall-mounted Vaillant gas Combi boiler, tiled floor and ceiling light point. Door leading to cellar area which is useful basement storage.

## STAIRS RISING TO FIRST FLOOR ACCOMMODATION

## LANDING

Having ceiling light point, loft access hatch and door through to stairs leading up to second floor accommodation.

## BEDROOM TWO

4.63m max x 3.4m max (15'2" max x 11'1" max) Front to the property having UPVC double glazed window, radiator, ceiling light point and coving to ceiling.

## BEDROOM THREE

3.4m max x 2.73m max (11'1" max x 8'11" max) Having ceiling light point, radiator and UPVC double glaze tilt and turn window overlooking the rear garden.

## BATHROOM

3.4m max x 2.23m max (11'1" max x 7'3" max) Having panelled bath with wall-mounted electric shower over, laminate flooring, UPVC double glazed window with obscured glass, low flush WC, wall-mounted wash hand basin with mixer tap over and set into vanity unit, radiator and ceiling light point.

## STAIRS RISING TO SECOND FLOOR ACCOMMODATION

## BEDROOM ONE

4.67m max x 3.44m max (15'3" max x 11'3" max) Having double glazed UPVC dormer window to the front, radiator, three ceiling light points, laminate flooring and built-in wardrobe.

## OUTSIDE

Rear southerly facing courtyard garden with two brick retaining side walls and rear fence with gate to rear access, evergreen shrubs, outbuilding with WC, tiled floor, part complementary tiling to walls and pedestal wash basin. Wall light. Allocated parking space on Waterward Close.

## ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: C





# ENGLANDS





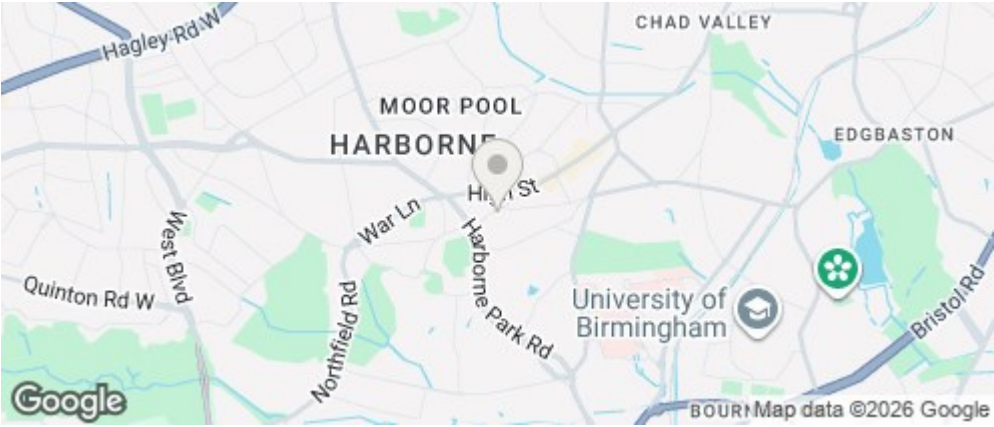


# ENGLANDS

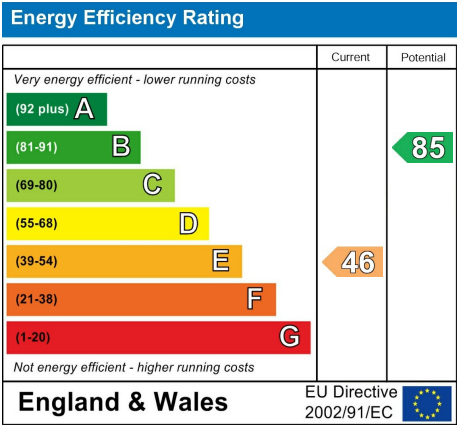




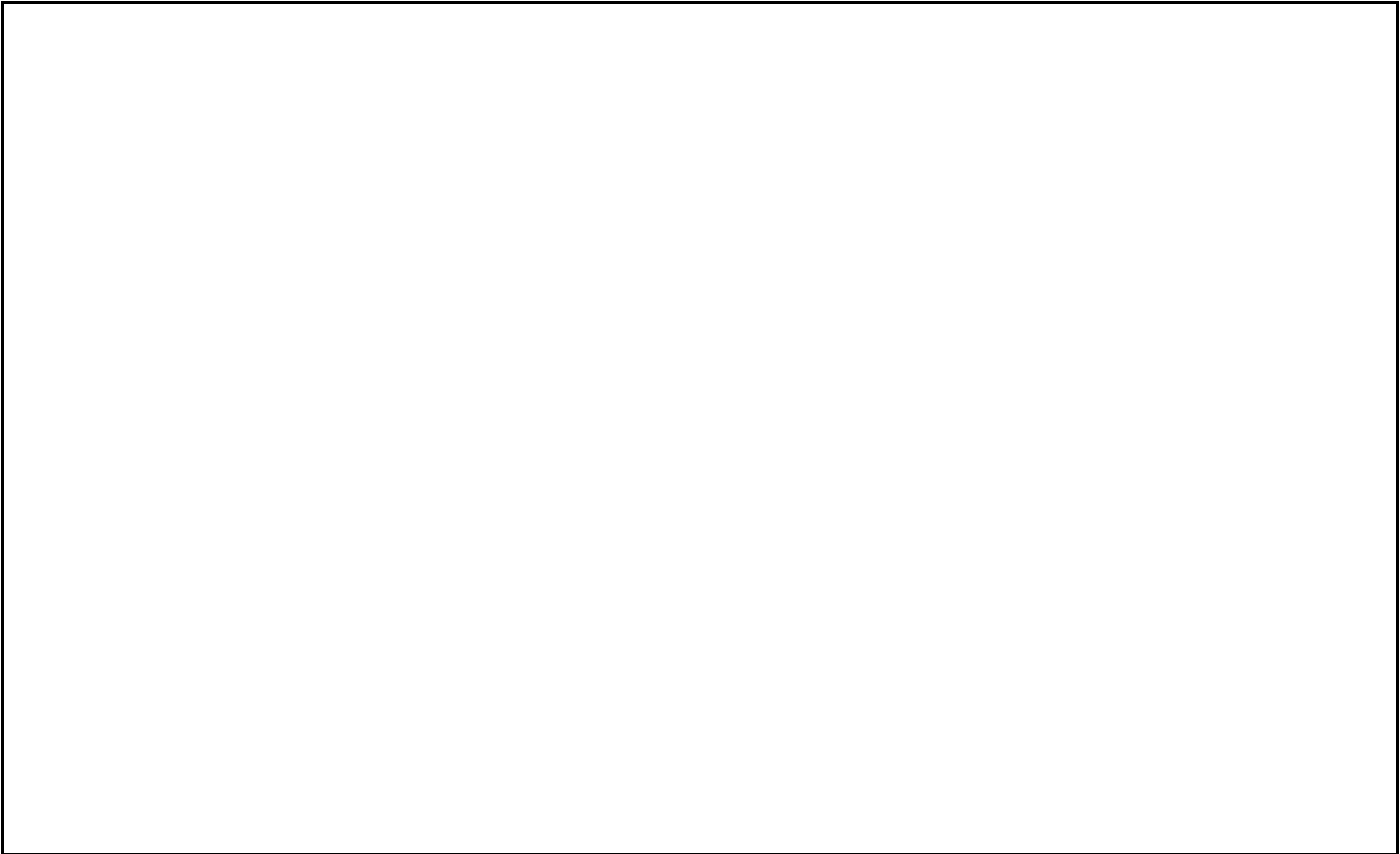
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.