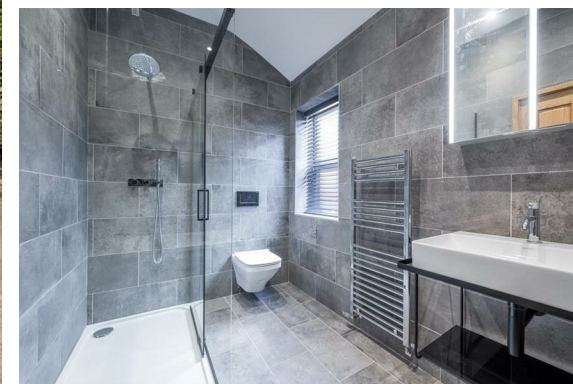




Albany Road, , Birmingham, B17 9JX

- Immaculate Double Fronted Victorian Home
- Central Harborne Location in Close Proximity to the High Street
- Secure Gated Off Street Parking for Two Cars
- No Upward Chain

- Four Double Bedrooms
- Extended and Thoughtfully Renovated Throughout
- Convenient Access Available for QE Medical Complex and Birmingham University
- EPC Rating - C

Offers In The Region Of £795,000



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An exceptional and thoughtfully re-designed double fronted Victorian residence situated in this highly desirable location in Central Harborne, on the doorstep of Harborne High Street. This wonderful end terraced home has been thoughtfully renovated throughout to provide just under 2100sqft of luxurious internal accommodation, including four flexible double bedrooms and open-plan living. Additionally including a secure driveway for at least two cars and being sold with No Upward Chain.

The property is set on the corner of Albany Road and Station Road, with a securely gated driveway for two cars located at the latter, complete with EV charging point and additional outside space. Internally the property has been renovated throughout to a luxurious standard, with double glazing in full and gas central heating.



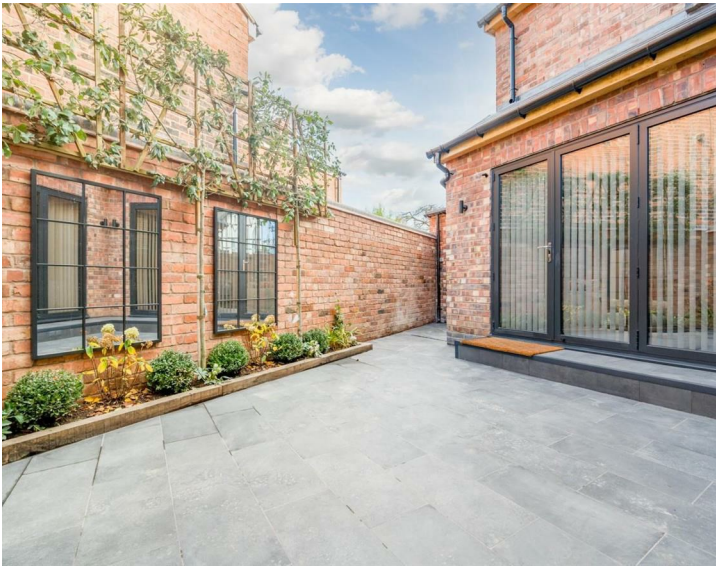
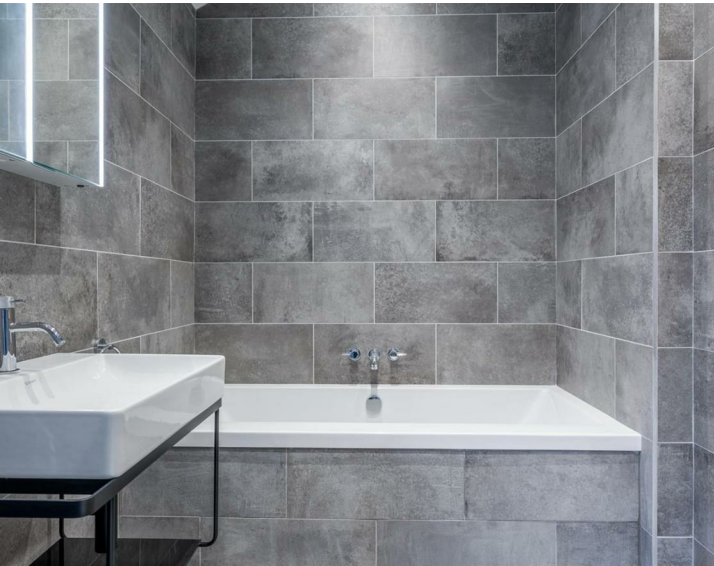
A gated front courtyard leads to the property entrance, with a solid oak door into a welcoming hallway, with access to a useful utility room complete with granite worktops, washing machine and tumble dryer and access through to a guest WC. On either side of the hallway are two front reception rooms, one a smaller but very functional study room with bay window, and a large formal lounge to the other side with beautiful exposed chimney breast and a large bay window with under stairs storage.



To the back of the property, a generously spacious L-shaped open-plan kitchen living quarters includes two sets of bi-folding doors out to the rear courtyard that provide plenty of natural light, with ample space for both living and dining room furniture. An exquisite fully fitted kitchen complete with matching island includes sage green wall and base level units with granite worktops and matching upstand. Integrated appliances include a 'Rangemaster' oven complete with induction hob and extractor unit above, 'Siemens' microwave grill and dishwasher, and 'Liebherr' wine cooler and American style fridge freezer.



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Upstairs across the first floor is access to four generously sized double bedrooms, all of which provide fitted wardrobes with automatic LED lighting. The master room to this floor includes a fully tiled en-suite shower room with underfloor heating comprising WC, wall mounted vanity sink unit and a level threshold walk-in shower cubicle. Completing the first floor is an additional spacious fully tiled family bathroom suite also including underfloor heating, comprising WC, wall mounted sink unit and a large bath with separate walk in

shower cubicle. A staircase leads up to a spacious loft room which has been thoughtfully converted to take up the entirety of this space with just some limited head height, excellent for storage but could easily be used as a children play room or for more habitable space dependent on any individuals particular needs, it includes 'Velux' skylights, central heating and houses the hot water cylinder in an enclosed cupboard.

Outside to the rear is a beautifully secluded and low maintenance blue brick courtyard, complete with outside storage and additional gated access to a further courtyard and driveway stretching across the one side of the property.

The property is perfectly situated within this prestigious central Harborne Village, renowned for its short distance to the boutique shops and high end supermarkets that are available on Harborne High Street, which also includes a fantastic array

of award winning eateries and local gastro-pubs. Harborne Pool & Fitness Centre is situated just around the corner and this location remains highly sought after by medical professionals and academic professionals working within the Birmingham University's Edgbaston campus and Queen Elizabeth Medical Complex, both of which are under a mile away. The local area offers a fantastic local school catchment for children of all ages, most notably, Chad Vale and St Peter's Primary schools, and the Blue Coat school.



Total area: approx. 194.8 sq. metres (2096.7 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.

Viewings

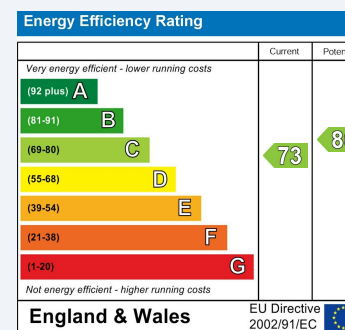
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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