



23 Albany Road, Birmingham, B17 9JX

**£570,000**

Hadleigh Estate Agents are delighted to offer this substantial three bedroom property for sale. Located on Albany Road the property is offered with no upward chain and boasts move in ready accommodation.

Set over four floors this home has been beautifully renovated by the current owner, benefitting from a wealth of character. Briefly comprising, entrance porch and hallway, two spacious reception rooms, guest WC, fitted kitchen and further dining area. The first floor offers two double bedrooms and spacious house bathroom. The second floor offers a spacious landing, making for a perfect reading nook and master bedroom, complete with en-suite.

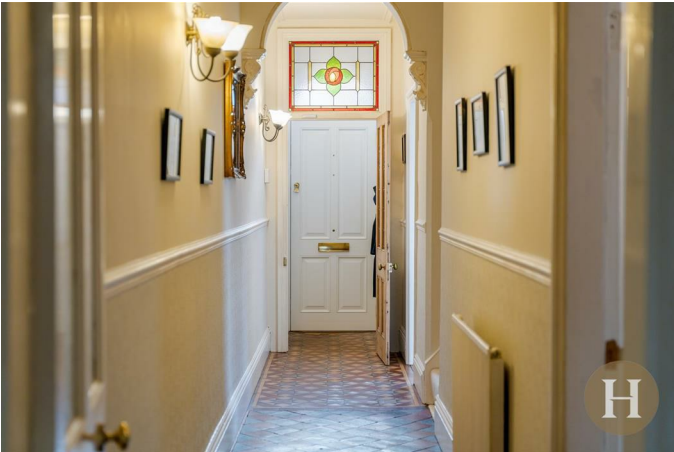
To the rear of the property is a private, low maintenance garden with blue bricked patio area. Further benefitting the property is access to the cellar, allowing for further conversion, stp.

## Location



Albany Road is conveniently located for easy access onto Harborne High Street, offering an array of bars, award winning restaurants and local supermarkets including Waitrose and Marks and Spencers. Benefitting from falling within the catchment area to a number of local primary schools, along with Blue Coat close at hand. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Leisure Centre, Edgbaston Priory and Harborne Golf Club.

## Entrance Hallway



Benefitting from entrance porch with stained glass internal door and Minton tiles. Ceiling light point and two wall lights, central heating radiator, coving and decorative plaster arch retain the traditional features of this property.

## Reception Room



Spacious reception room, making for a formal dining room, play room or additional lounge. Complete with feature fireplace, bay window to the front elevation along with fitted shutters. Carpeted flooring, central heating radiator and ceiling light point, with traditional features including coving and ceiling rose.

## Lounge



The focal point of the lounge being the fireplace with stove and stained glass door giving access to the cellar. To the rear elevation is a sash window, and sliding shutters. Central heating radiator, ceiling light point and rose, two wall lights and coving.

### Guest WC



Convenient guest cloakroom, with low level flush WC, hand wash basin, light point and opaque glazed window to the side elevation.

### Kitchen



Fitted kitchen with a range of base and wall units offering ample storage space, including integrated Neff dishwasher, plumbing for washing machine and gas cooker. Tiled flooring, partially tiled splashbacks, stainless steel sink and drainer unit and window to the side elevation.

### Dining Room



Making for a perfect add on to the kitchen, this space allows light to flood the room. Benefitted by

two sky lights, two windows, patio doors and window arch, whilst retaining period stained glass window. Two central heating radiators, tiled flooring and ceiling spotlights.

### First Floor Landing



Carpeted flooring and stairs to the second floor, the landing gives access to both bedrooms and bathroom. Central heating radiator, ceiling spotlight and wall light.

### Bedroom Two



The original master bedroom boasts ample space, with two sash windows to the front elevation, traditional fireplace, ceiling light point and two traditional radiators.

### Bedroom Three



A further double bedroom offering feature fireplace, sash window, central heating radiator and ceiling light point.

### Bathroom



The house bathroom boasts freestanding bath and shower attachment. Low level flush WC, vanity unit and partially opaque glazed sash window. Ceiling light point and wall lights, traditional radiator and the bathroom size further allows for a shower to be installed.

### Second Floor Landing



Boasting ample space, the landing makes for an ideal reading nook or home office. Storage within the eaves, two wall lights, radiator and skylight.

### Master Bedroom



Sympathetically converted, the Dorma loft comprises master suite with windows to the rear elevation, central heating radiator and wall light. Further giving access to the master en-suite.

### En-suite

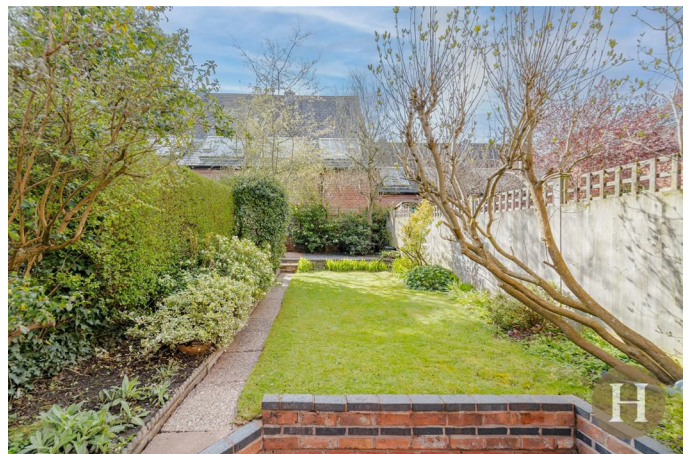


Modern en-suite benefitting from dual aspect skylights and large tiled mains shower cubicle. Low level flush WC, vanity unit and towel radiator.

### Cellar

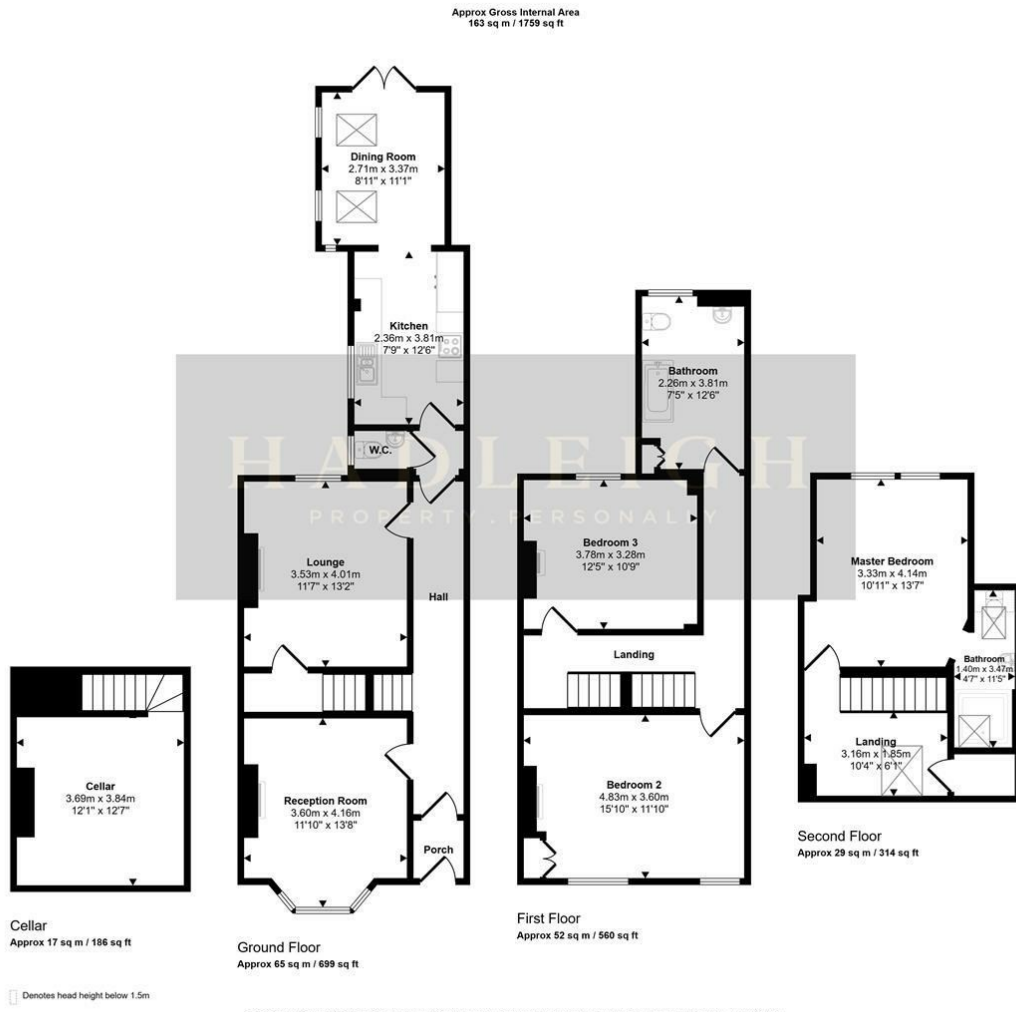
Traditional cellar accessed via the lounge, allowing for the possibility to convert, subject to the necessary planning.

### Garden



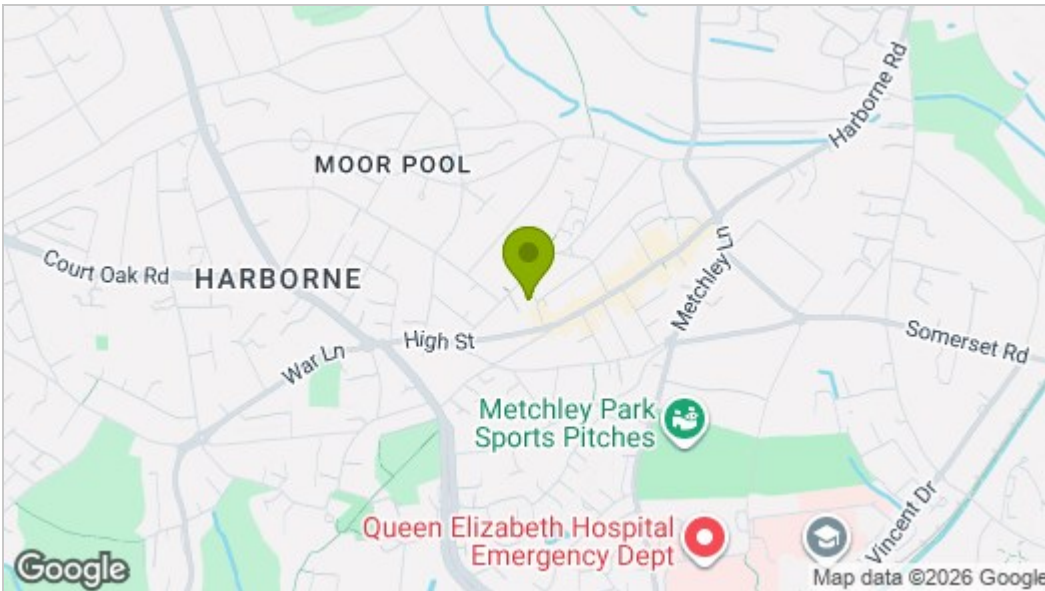
The private rear garden is predominantly laid to lawn, in line with traditional features the blue brick path runs alongside the side of the house to the first of two patio areas. To the rear is a further patio area.

# Floor Plan

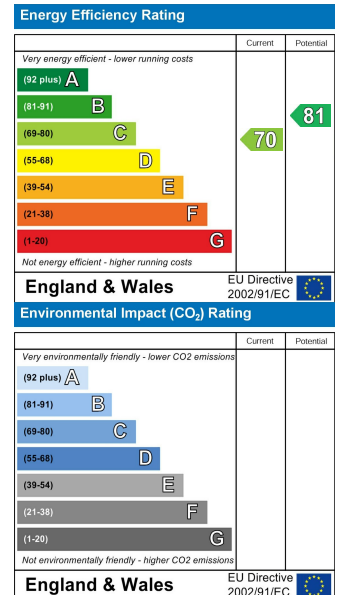


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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