



## 193 Metchley Lane, Birmingham

£335,000 Freehold

Hadleigh Estate Agents are delighted to offer a unique and superbly presented two bedroom period property. Located on the doorstep of Queen Elizabeth Hospital, the property has undergone an immaculate refurbishment throughout, further benefitting from a driveway for two cars and no upward chain. In brief the property offers a welcoming lounge with feature fireplace, inner hallway with Italian porcelain tiles and spacious guest WC. A fantastic breakfast kitchen with oak wall and base units including breakfast bar. The landing leads to a spacious double bedroom, modern bathroom suite with walk in shower and freestanding bath. A further staircase leads up to an additional double bedroom, complete with Velux skylights

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### Location

Harborne High Street is within easy reach offering an array of shops, bars and restaurants, along with the redeveloped Selly Oak retail park. There is also excellent links to Birmingham City Centre with the University train station just a short walk away offering frequent connections into Birmingham, Worcester and South Wales.

### Lounge

Hardwood oak entrance door, large window to the front elevation, bespoke reading nook and feature fireplace with open fire. Benefitting from insulated flooring.

### Hallway

Italian porcelain tiling throughout, leading into the kitchen, with stairs to the first floor accommodation and a cleverly designed guest cloakroom.

### Guest WC

Cleverly designed cloakroom, offering plumbing connection for washing machine. Low level flush WC, wash hand basin and obscure glazed window to rear elevation.

### Kitchen Diner

Oak wall and base level units with complimentary work surfaces, ceramic butler sink and tiled splash-back, with an integrated oven, hob and extractor fan, integrated 'Neff' fridge freezer and dishwasher, with a breakfast bar area and access out to the rear.



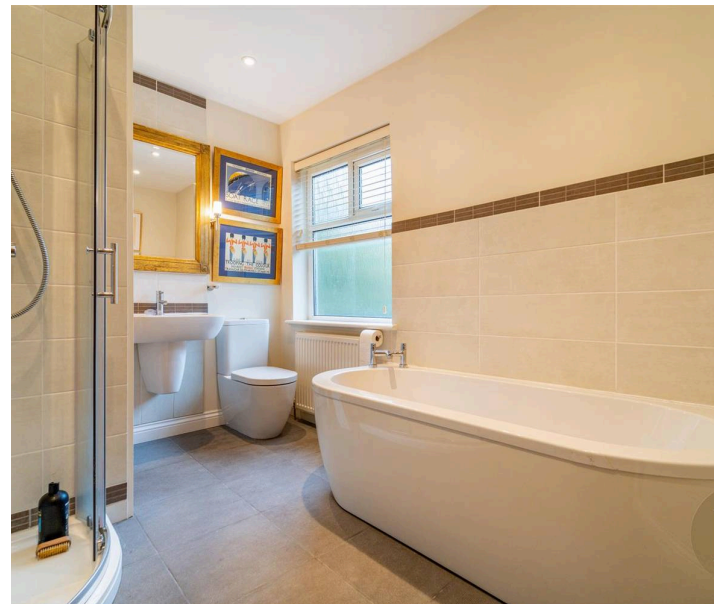


### **Bedroom One**

Dual aspect double glazing allowing for plenty of light to come through, along with two gas central heated radiators and ceiling light point.

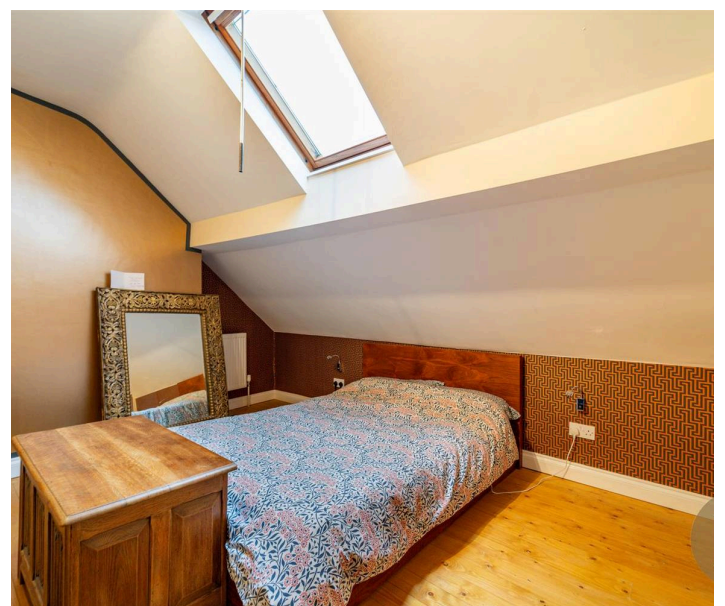
### **Bathroom**

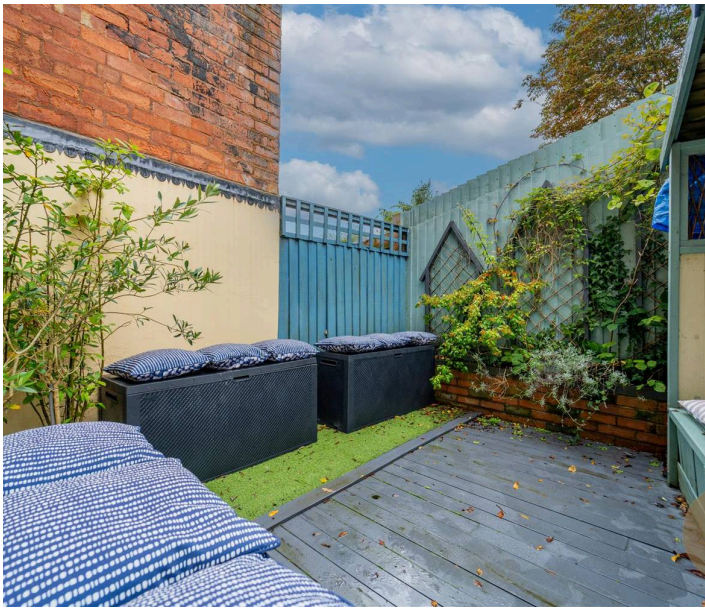
Luxurious bathroom suite to the rear with the matching Italian porcelain tiling to the downstairs. Partially tiled walls, low level flush WC, wall mounted hand basin, freestanding bath with a separate walk-in shower cubicle, and storage that houses the central heating boiler.



### **Bedroom Two**

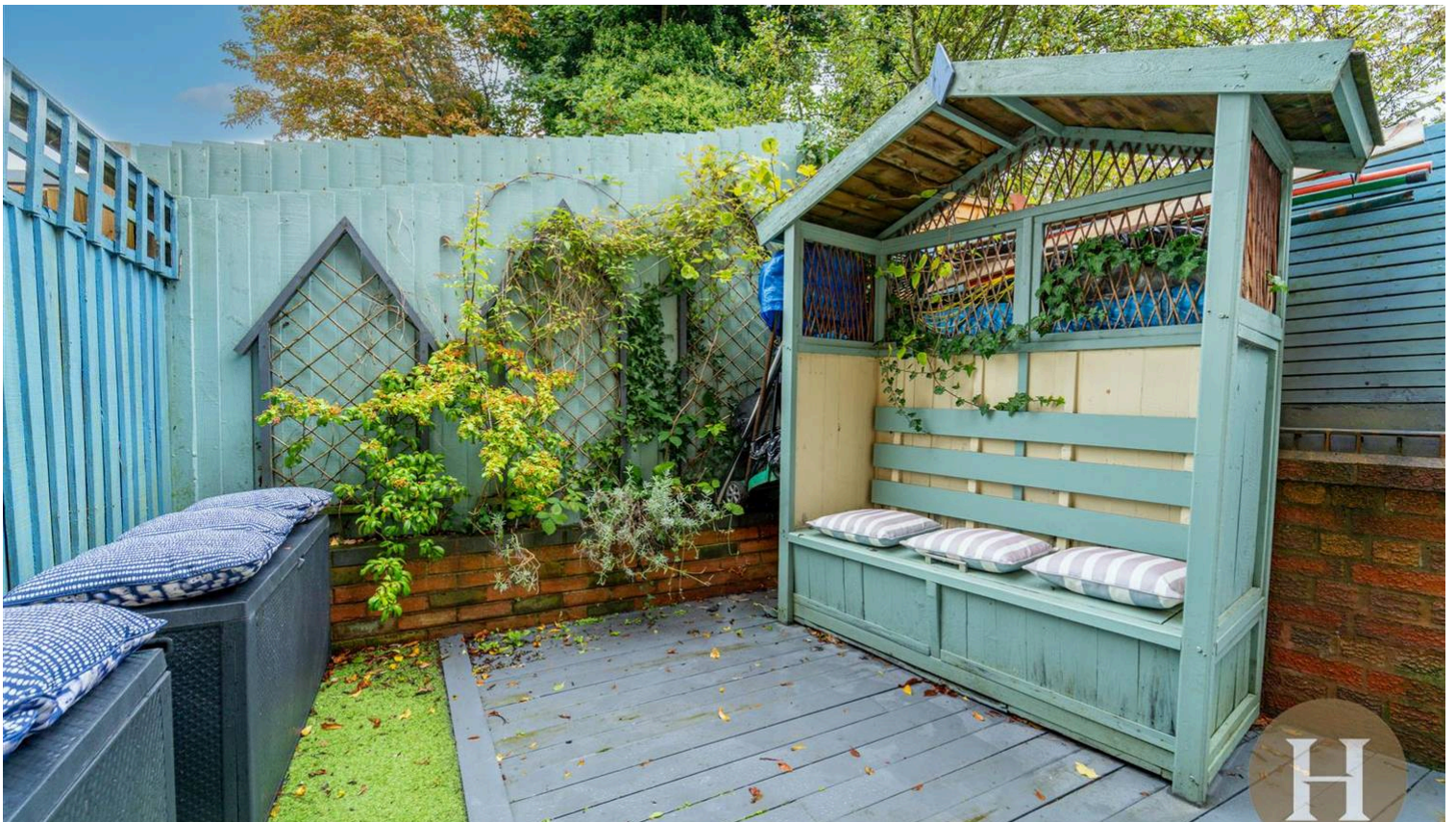
Leading up from the bespoke staircase with additional skylight and signature lighting is a double bedroom with Velux skylight.





## Garden

Low maintenance private courtyard, with decking and artificial lawn. Also offering side access.

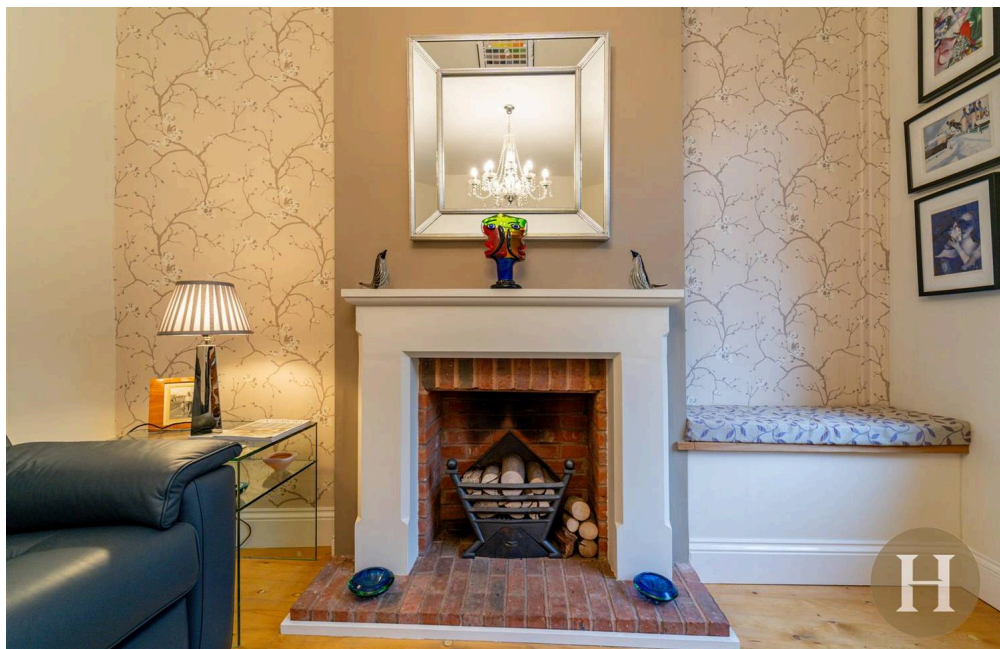


Council Tax band: C

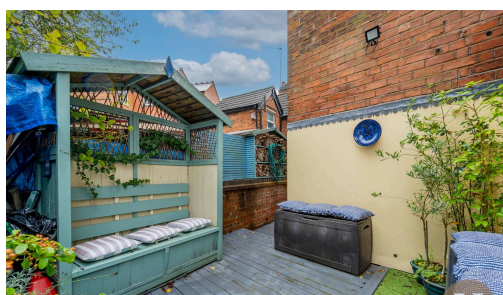
Tenure: Freehold

EPC Energy Efficiency Rating: D

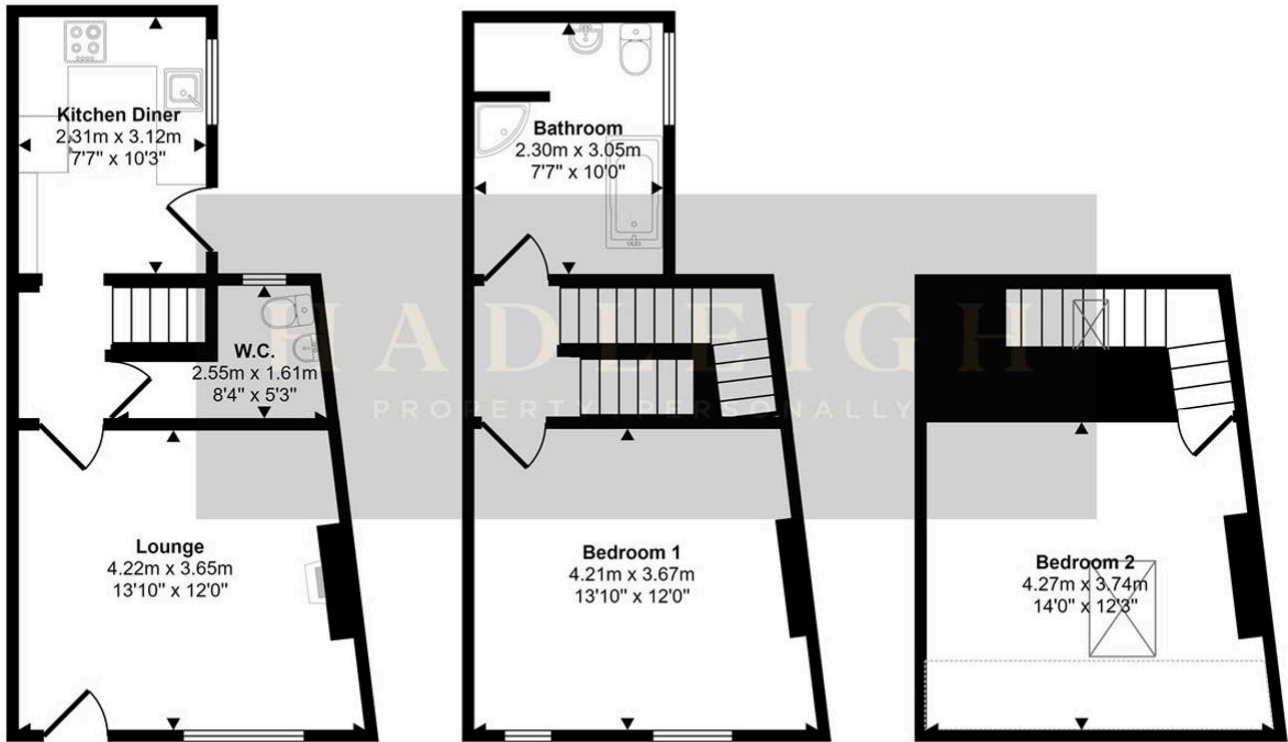
EPC Environmental Impact Rating: E



- No upward chain
- Beautifully refurbished two bedroom period home
- Stylish breakfast kitchen with oak units
- Modern bathroom with freestanding bath & walk-in shower
- Private low-maintenance courtyard garden



Approx Gross Internal Area  
78 sq m / 837 sq ft



Ground Floor  
Approx 28 sq m / 305 sq ft

First Floor  
Approx 28 sq m / 304 sq ft

Second Floor  
Approx 21 sq m / 228 sq ft

☐ Denotes head height below 1.5m

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.