

68 Victoria Road, Birmingham, B17 0AE

**Offers Over £325,000**

Hadleigh Estate Agents are delighted to offer this refurbished two bedroom terraced property for sale. Located on the ever popular Victoria Road the property has undergone significant improvement by the current owner.

In brief the property comprises of two spacious reception rooms, benefitting from understairs storage and a newly fitted kitchen. Upstairs offers two double bedrooms and modern family bathroom. All windows and doors have recently been fitted, offering warranty, alongside a newly fitted Worcester Greenstar combi boiler, with 10 years guarantee remaining. Further boasting a full rewire, this property offers move in ready accommodation.

## Location



Victoria Road is conveniently located for easy access into Harborne High Street, offering an array of bars, restaurants and supermarkets including Marks and Spencers and Waitrose. Local leisure facilities include, Harborne Leisure Centre, Harborne Golf Club and Harborne Cricket Club. There are also a number of primary schools and nurseries close at hand.

## Dining Room



Beneficial multi purpose reception room, with bay window to the front elevation. The bay window offers fitted shutters, new windows and recently had a new roof, along with insulation. The room offers feature fireplace, ceiling light point and central heating radiator. Traditional features include coving and ceiling rose.

## Lounge



Spacious lounge offering wooden flooring, newly fitted window to the rear elevation, light point, including ceiling rose and central heating radiator. Stairs to first floor accommodation.

## Kitchen



Newly fitted kitchen with a range of base units, oven and extractor over. Plumbing for washing machine, housing boiler and allowing space for dining area. Glazed rear door and window to the side elevation, central heating radiator and ceiling light point.

## Master Bedroom



The master bedroom offers new windows to the front elevation, traditional fireplace and over stairs

storage cupboard. Carpeted flooring, ceiling light point and central heating radiator.

### Bedroom Two



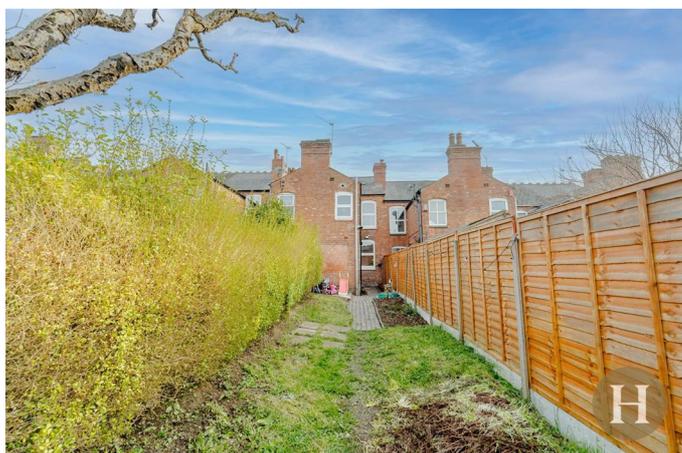
Double bedroom with window to the rear elevation, traditional fireplace, radiator, ceiling light point and carpeted flooring.

### Bathroom



The house bathroom is newly fitted and boasts separate walk in mains shower and fitted bath, complete with shower attachment. Low level flush WC, hand wash basin and central heating radiator. Opaque glazed window to the rear elevation and ceiling light point.

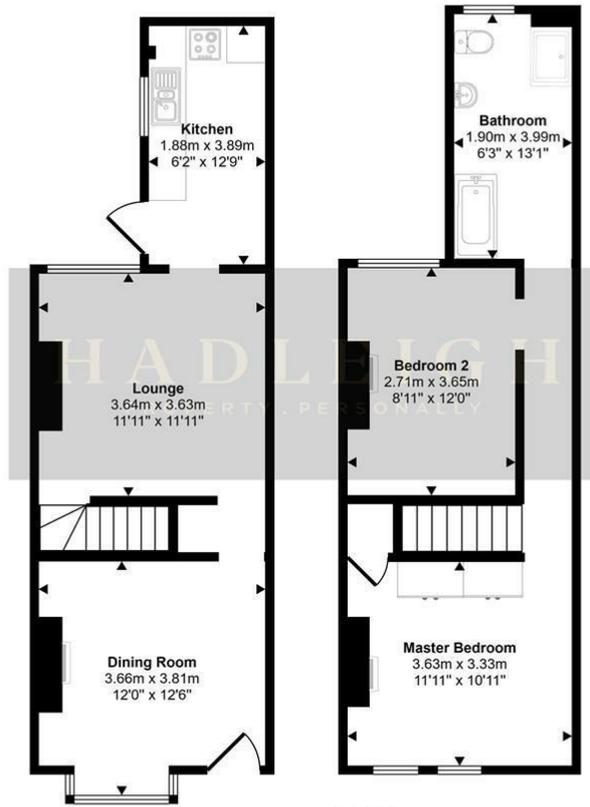
### Garden



Private rear garden comprising blue brick patio area, newly fitted fence panels and laid to lawn.

# Floor Plan

Approx Gross Internal Area  
75 sq m / 806 sq ft

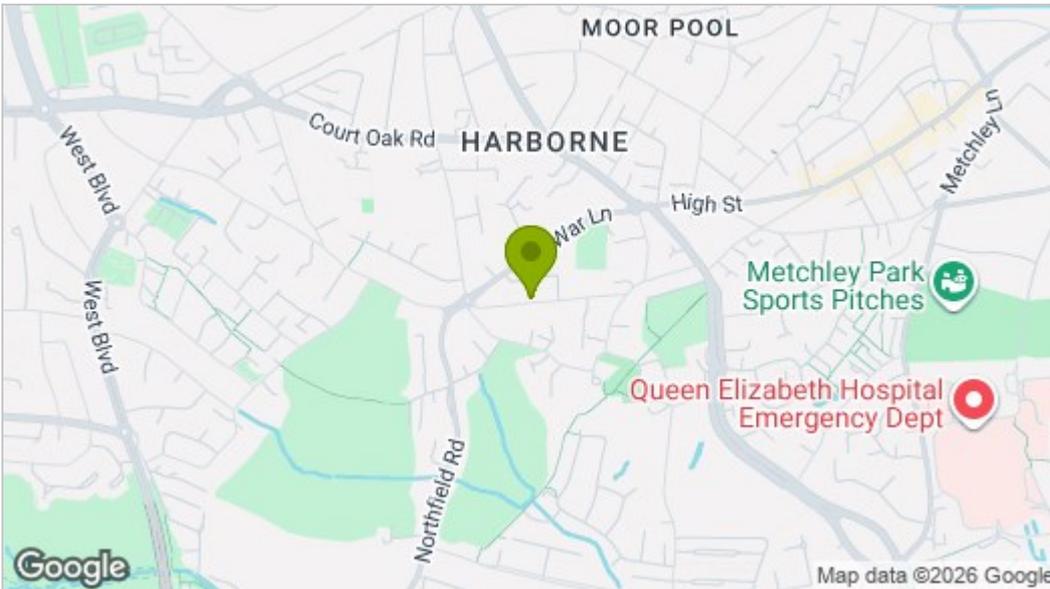


Ground Floor  
Approx 38 sq m / 406 sq ft

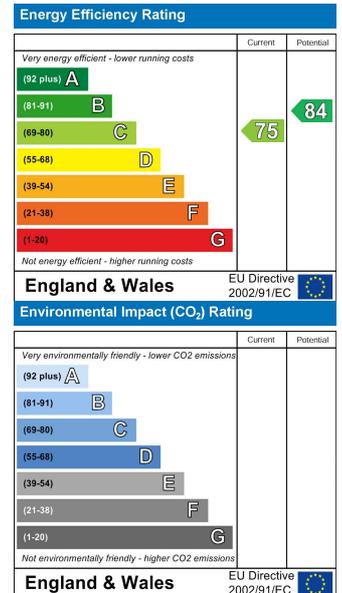
First Floor  
Approx 37 sq m / 401 sq ft

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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