

# *Robert Aston*



**395 Harborne Road, Edgbaston, B15 3LB**

**Offers Around £325,000**

87 ALCESTER ROAD MOSELEY BIRMINGHAM B13 8EB

T: 0121 449 4411 E: [sales@robertaston.com](mailto:sales@robertaston.com) Website: [www.robertaston.com](http://www.robertaston.com)

Registered in England No. 1585642. Director: Matthew Carlton MA BSocSc (Hons) MNAEA



## KEY FEATURES

- CHARACTERFUL GRADE II LISTED END TERRACED COTTAGE RESIDENCE
- SOUGHT AFTER AND CONVENIENT LOCATION WITHIN A FEW MINUTES' WALK OF HARBORNE HIGH STREET
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER
- USEFUL CELLAR
- TWO BEDROOMS
- STYLISH BATHROOM WITH SHOWER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FOREGARDEN
- LONG REAR GARDEN

## PROPERTY DESCRIPTION

The property built around 1850, although the exact date being unknown, is a two-storey end terraced residence surmounted by a pitched roof. The fore-garden is slabbed for ease of maintenance and has steps down to the pavement. The rear garden can be accessed from the kitchen. Initially it has a slabbed area with timber shed and brick built outbuilding to the side. Beyond here is a central lawned area with slabbed path to side. At the far end are some beds with small bushes and a young tree. Medium height fencing surrounds most of the rear garden.

## MAIN PARTICULARS

### ON THE GROUND FLOOR

#### LOUNGE (FRONT)

**Measuring 17'9" maximum into spiral staircase x 12' 1" maximum into chimney alcoves (5.41m x 3.68m)**

Having panelled wooden front door. Engineered wooden flooring. Timber double glazed sash window looking to front. Fireplace with feature log burner, marble hearth and wooden outer surround. Two radiators. Ceiling light. Two ceiling spot lights. Spiral staircase up to first floor level. Stairs down to cellar.

#### KITCHEN (REAR)

**Measuring 6'4" x 12'11" (1.93m x 3.93m)**

Being fitted in a modern range of wall and base units in mid wood effect with white roll top work surfaces and beige ceramic tiled splashbacks comprising: Stainless steel sink unit with two bowls, mixer tap fitting and drainer to side. Double base unit with two cupboards under. Further single base unit. Double base unit. Half base unit. Double wall unit. Single wall unit. Half wall unit. Space and connection point for wider width gas cooker. Space for washing machine. Wall mounted Ideal central heating boiler. Three double and one single power points. Ceramic tiled splashbacks. Ceramic tiled floor. UPVC double glazed window looking to rear. Stable door with steps down into rear garden. Ceiling beam. Three recessed ceiling spotlights.



## **ON THE LOWER GROUND FLOOR**

### **'L' SHAPED CELLAR**

**Measuring 11'9" x 12'9" (3.58m x 3.88m)**

Having partial laminate floor. Radiator. Raised floor shelf across one wall. Ceiling light.

## **ON THE FIRST FLOOR**

### **LANDING**

Having spiral stairs up from lounge. UPVC obscured double glazed window looking to side. Loft access trap. Ceiling light.

### **BEDROOM 1 (FRONT)**

**Measuring 11'11" maximum into fitted wardrobe to chimney alcoves x 12'11" (3.63m x 3.93m)**

Having door off landing. Timber double glazed sash window looking to front. Radiator. Three double power points. Three ceiling spot lights. Fitted wardrobe to one chimney alcove with sliding doors.

### **BEDROOM 2 (REAR)**

**Measuring 11'10" x 7'3" maximum into recess (3.60m x 2.20m)**

Having door off landing. Laminate flooring. Double glazed window looking to rear. Radiator. One double power point. Ceiling light.

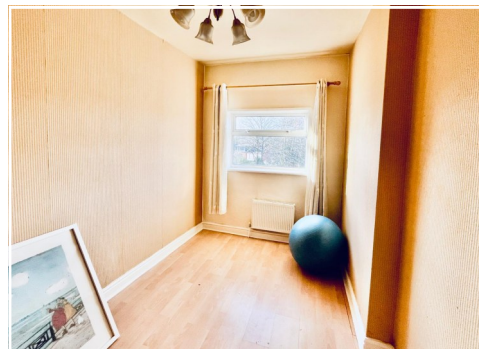
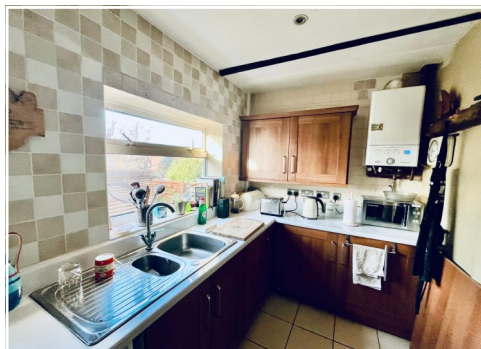
### **BATHROOM (REAR)**

**Measuring 6'8" x 5'11" maximum into recess (2.03m x 1.80m)**

Being fitted in a stylish suite in white comprising: Victorian style WC. Pedestal wash hand basin. Panelled bath with Gainsborough electric shower over. Obscured UPVC window looking to rear. Chrome towel radiator. Ceramic tiling to floor and part of walls. Three recessed ceiling spot lights.

## **CONCLUSION**

A very well situated characterful cottage ideal for first time buyers or investors.



## **ADDITIONAL INFORMATION**

**TENURE:** Robert Aston and Company understands that the property is FREEHOLD. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

**COUNCIL TAX BAND:** Band C (According to the Direct Gov website <https://www.gov.uk/council-tax-bands>)

**LOCAL AUTHORITY:** Birmingham City Council.

**SERVICES:** Robert Aston and Company understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

**FIXTURES AND FITTINGS:** Only as detailed in sales particulars.

**VIEWINGS:** Strictly by prior appointment with Robert Aston and Company on 0121 449 4411.

**AGENT NOTE:** We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

The vendor has provided the information relating to the above. Robert Aston and Company would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

**General Information** - Robert Aston & Company have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, fit for their purpose, or within ownership of the sellers. Robert Aston & Company have not checked the title or the legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor. Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



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