

108 VICTORIA ROAD, HARBORNE, B17 0AE



A TRADITIONAL GAS CENTRALLY HEATED TWO BEDROOM MID TERRACE  
RESIDENCE SITUATED IN THIS SOUGHT AFTER LOCATION.  
EPC BAND RATING TBC

OFFERS IN THE REGION OF £315,000



## Location

VICTORIA ROAD is a sought after location which is approached between St Peters Road and War Lane yet is within easy reach of Harborne High Street with its excellent shopping, cafe and restaurant facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are close at hand. There are excellent transport facilities and schools for children of all ages.

## Description

108 VICTORIA ROAD is a gas centrally heated mid terraced residence which offers an excellent opportunity to both first time and investment buyers. The accommodation comprises two reception rooms, kitchen, two bedrooms and bathroom. There is a small gated front garden and enclosed rear garden with patio and lawn.

## On The Ground Floor

### Front Reception/Dining Room

12'1" x 11'1" (3.68m x 3.38m)

Having feature fire place with glazed tile hearth, laid solid oak wooden floor, power points, central heating radiator, in built window seat, ceiling light point with plaster rose, picture rail, cornice, fitted shelving, front door and double glazed bay window.



### Inner Hall

With under stairs cloaks cupboard.

### Rear Reception/Living Room

12'4" x 12'3" (3.76m x 3.73m)

Having as its focal point a log burning stove with hearth beneath, central heating radiator, power points, laid solid oak wooden floor, ceiling light point with decorative rose, cornice, staircase rising off, door to Kitchen and double glazed window to rear.







### **Fitted Kitchen**

16'10" x 6'5" (5.13m x 1.96m) Sink unit and drainer, range of base and wall units with fitted work top, single door Zanussi electric oven, four ring hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled floor, central heating radiator, three double glazed windows to side and back door to garden

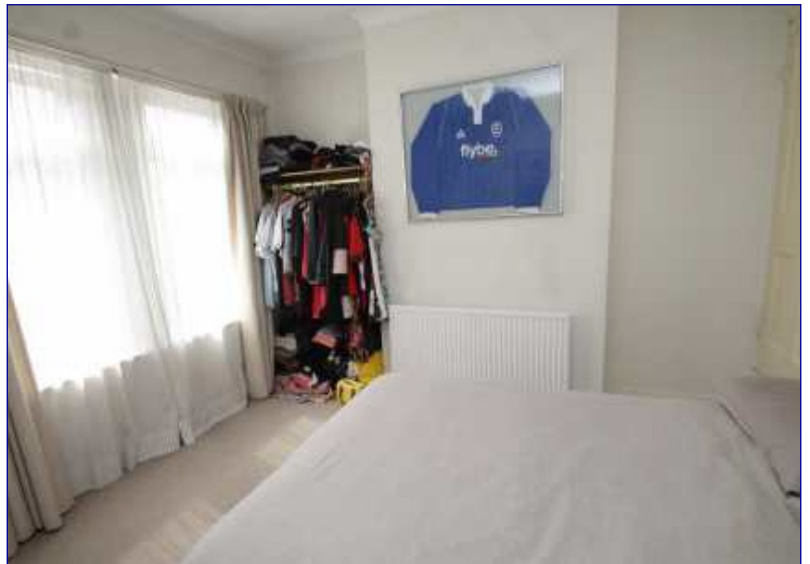


### **On The First Floor**

An easy tread staircase leads to the first floor landing with part boarded loft with pull down ladder.

### **Bedroom One (Front)**

12'3" x 11'5" (3.73m x 3.48m) Having single door wardrobe, central heating radiator, power points, ceiling light point, cornice and two double glazed windows to front.



### **Bedroom Two (Rear)**

12'4" x 9'1" (3.76m x 2.77m) Having central heating radiator, power points, ceiling light point and double glazed window to rear





### **Part Tiled Bathroom**

Comprising panelled bath with shower over with curtain, wash hand basin, low level w.c, "Xpelair", central heating radiator and double glazed window to rear



### **Outside**

The property is set back beyond a small gated and walled front garden with newly laid crazy paved path.

The sunny rear gardens comprise flag patio, lawn, mature shrubs, brick built garden store and rear gate.



### **General Information**

**POSSESSION:** Vacant possession will be given upon completion of the sale.

**SERVICES:** Mains electricity, gas, water and drainage are available

**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944

**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**TENURE:** The agents are advised that the property is Freehold.

**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

**VIEWING:** Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.









#### MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

#### MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".