

**25 ALBANY ROAD, HARBORNE, B17 9JX**



**A BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM EXTENDED THREE  
STOREY MID TERRACE ADJACENT TO HARBORNE HIGH STREET.  
EPC BAND RATING D**

**OFFERS IN THE REGION OF £575,000**



### Location

ALBANY ROAD is one of the most highly regarded and sought after locations within Harborne Village within close proximity to Harborne Infant and Junior School. Harborne High Street is readily accessible with its excellent shopping, restaurants and cafés including Marks & Spencer Food Hall and Waitrose, whilst there is also easy access to Birmingham city centre, Birmingham University and the Queen Elizabeth medical complex. Public transport is also nearby with a range of buses travelling into the city centre. The surrounding area offers further excellent state and independent schools for boys and girls of all ages, including The Blue Coat school. Recreational amenities include Edgbaston & Harborne golf clubs, Edgbaston Priory & Edgbaston Archery tennis clubs, sailing at Edgbaston Reservoir, Warwickshire County Cricket Ground and Birmingham Botanical Gardens.

### Introduction

25 ALBANY ROAD is a beautifully presented three storey terrace that benefits from gas central heating. Fully meriting and internal inspection the accommodation comprises: Vestibule porch, reception hall, two reception rooms, cellar, fitted kitchen, utility, cloaks/wc and extended breakfast room. At first and second floor are three/ four bedrooms, bathroom and en suite shower. To complement the property is an easily maintained rear garden.

### On The Ground Floor

#### Vestibule Porch

Meter cupboard, burglar alarm control and hardwood front door.

#### Reception Hall

Having tiled floor, part panelled walls with dado rail, ceiling light point with decorative rose, ceiling spot lighting, central heating radiator, centre plaster archway and stair case to the FIRST FLOOR.



#### Front Reception/Sitting Room

14'6 x 11'10" (4.42m x 3.61m) Having living gas flame effect fire inset in feature fireplace with mosaic tiles, painted mantel and hearth beneath, central heating radiator, power points, tv/audio cupboard, ceiling light point with decorative rose, cornice and bay window to front.





### Rear Reception/Dining Room

13'1" x 12'1" (3.99m x 3.68m) Feature open fireplace with painted mantel and tiled hearth, exposed floor boarding, central heating radiator, power points, ceiling light point, cornice and glazed multi paned french doors to rear.



### Cellar

Having power points, ceiling light point and providing useful storage.

### Fitted Kitchen

12'5" x 8'5" (3.78m x 2.57m) Double "Belfast" sink unit with hot and cold mixer tap over, range of base and wall units with wood block work tops, double door oven, four ring gas hob, stainless steel extractor hood, tiled floor, integrated fridge and freezer, ceiling spot lighting, central heating radiator and sash window to side.



### Utility Area

Having plumbing for automatic washing machine, space for tumble dryer, fitted base unit with worktop and wall tiling.



### Guests Cloakroom

Low level wc, wash hand basin and wall mounted "Worcester" gas boiler and ceiling spot lighting.





### **Extended Breakfast Room**

15'4" x 8'0" (4.67m x 2.44m) Laid wooden floor, central heating radiator, power points, wall light points, vaulted ceiling with inset spot lighting, window to side and double glazed french doors to the easily maintained rear garden.



### **On The First Floor**

An easy tread stair case leads to the FIRST FLOOR LANDING with useful storage cupboard.

### **Bedroom Two (Front)**

15'11 x 12'5" (4.85m x 3.78m) Having central heating radiator, power points, ceiling light point with plaster rose, dado rail, cornice, feature fireplace and two double glazed sash style windows to front.



### **Bedroom Three (Rear)**

13'0" x 10'6" (3.96m x 3.20m) Inner sky light window to landing, central heating radiator, power points, ceiling light point and double glazed window to rear.





### **Family Bathroom**

Comprising enclosed bath with hot and cold mixer tap, separate corner shower cubicle with rain head and body spray, wash hand basin, low level wc, floor and wall tiling, heated chrome towel rail and double glazed window to rear.



### **On The Second Floor**

A further stair case leads to the SECOND FLOOR LANDING which gives access to the MASTER BEDROOM SUITE.

### **Bedroom One**

15'5" x 13'5" (4.70m x 4.09m) Having central heating radiator, power points, ceiling spot lighting and double glazed windows to rear.



### **Dressing Room/Bedroom Four**

9'9" x 7'7" (2.97m x 2.31m) Having central heating radiator, power points and "Velux" sky light.





### **En suite Shower**

Being fully tiled and comprising enclosed shower cubicle with ceiling mounted rain head, low level wc with concealed cistern, mono bloc wash hand basin, built in storage cabinet, heated chrome towel rail, ceiling spot lighting and "Velux" sky light.



### **Outside**

The property is set back beyond a small front garden with mature hedge, wrought iron railings and gate.



### **Rear Garden**

The easily maintained rear gardens comprise laid patio, artificial lawn, borders, timber garden shed, outside lighting and side 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

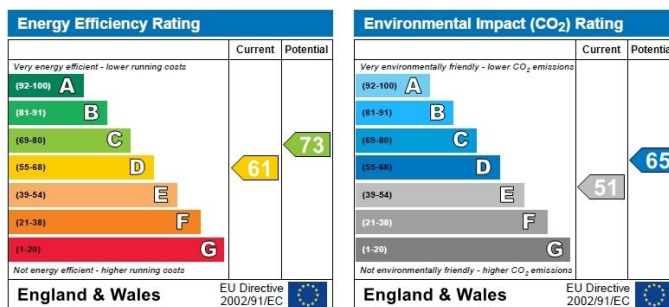


**TENURE:** The agents are advised that the property is Freehold.

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

**VIEWING:** Strictly by appointment with the selling agents, Hadleigh Estate Agents 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".