

39 VICTORIA ROAD, HARBORNE, B17 0AQ



A TRADITIONAL MID TERRACE PROPERTY WITH TWO BEDROOMS, OFF
ROAD PARKING AND NO UPWARD CHAIN
EPC RATING D

£310,000

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Location

VICTORIA ROAD is in a sought after location approached between St Peters Road and War Lane allowing the property to be within easy reach of bustling Harborne High Street with its excellent shopping, café and restaurant facilities. In addition the Queen Elizabeth Medical Complex and University of Birmingham are close at hand along with the City Centre. There are excellent transport facilities and a range of desirable schools to accommodate children of all ages.

Introduction

39 VICTORIA ROAD is a gas centrally heated mid terraced residence, which offers an excellent opportunity to both first time and investment buyers. The accommodation briefly comprises off road parking to the front, through lounge and kitchen to the ground floor and two double bedrooms and bathroom to the first floor. To the rear is an enclosed rear garden with patio and lawn.

Entrance Lobby

Approached via open vestibule with archway, UPVC front door with obscure glazed insert to front elevation opening into entrance hall with door to

Through Lounge

23'3 X 12'7 (7.09m X 3.84m) Double glazed bay window to front elevation, open feature fireplace with tile insert and hearth beneath, laminate flooring, central heating radiator, meter cupboard, storage cupboard, ceiling light point, power points and double glazed patio doors to rear elevation



Inner Hallway

Stairs rising from ground floor hallway to first floor landing, storage cupboard and access into

Kitchen

10' X 7'11 (3.05m X 2.41m) Double glazed window to side elevation, a range of wall and base white gloss units with contrasting work tops, stainless steel sink and drainer, integrated four ring gas hob with cooker hood over, single door oven, plumbing for washing machine, power points, ceiling light point and double glazed obscure door to side elevation



First Floor Accommodation

Staircase rising from ground floor to first floor landing, loft access and double glazed window to side

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Bedroom One

11'6 X 11'2 (3.51m X 3.40m) Double glazed window to front elevation, original feature fireplace, central heating radiator, carpet flooring, ceiling light point, power points and built in double door wardrobe



Bedroom Two

11'5 X 9'7 (3.48m X 2.92m) Double glazed window to rear elevation, ceiling light point, central heating radiator, built in single door wardrobe, original feature fire place, carpet flooring and power points



Bathroom

Double glazed window to rear, panelled bath with mixer taps, part tiled walls, wash hand basin, low level wc, shower cubicle with shower over, 'Xpelair' and ceiling light point



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Outside

Off road parking accessed via a dropped curb to the front and enclosed rear garden with patio and lawn.



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

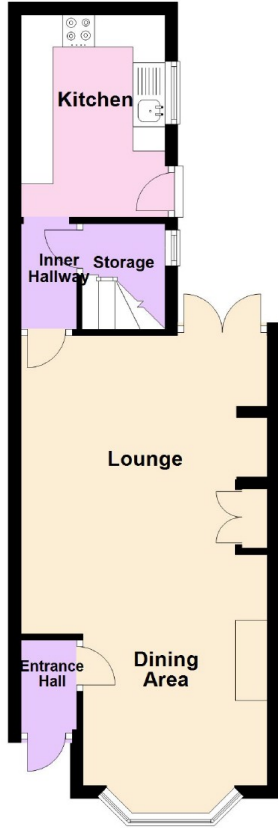
WATER AUTHORITY: Severn Trent Water - 0345 500500

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.

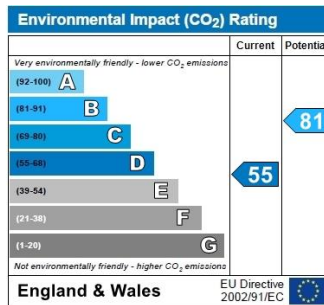
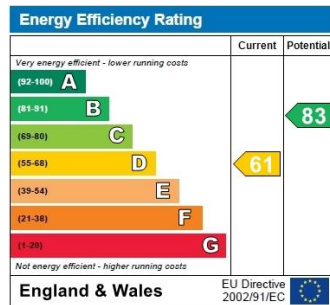
Ground Floor
Approx. 40.0 sq. metres (430.8 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 sq. feet)



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".