



186 War Lane, Birmingham, B17 9RU

Asking Price £320,000

Hadleigh Estate Agents are delighted to offer this two bedroom Victorian terraced property for sale. Situated on War Lane the property is offered with no upward chain.

In brief the property comprises of, two reception rooms, fitted kitchen and additional storage room, allowing the opportunity to create an additional bathroom. Upstairs has two double bedrooms and modern family bathroom, complete with separate bath and shower. To the rear of the property is a private garden.

Location

War Lane is conveniently located for easy access onto Harborne High Street, offering an array of bars, restaurants and shops. Nearby Queen Elizabeth Hospital and University of Birmingham, along with many nearby schools. Excellent transport links are on offer into Birmingham City Centre.

Dining Room



Wooden flooring, feature fireplace, central heating radiator, ceiling light point and bay window to front elevation.

Lounge



Wooden flooring, ceiling light point and central heating radiator. Stairs to first floor accommodation and window to rear elevation.

Kitchen

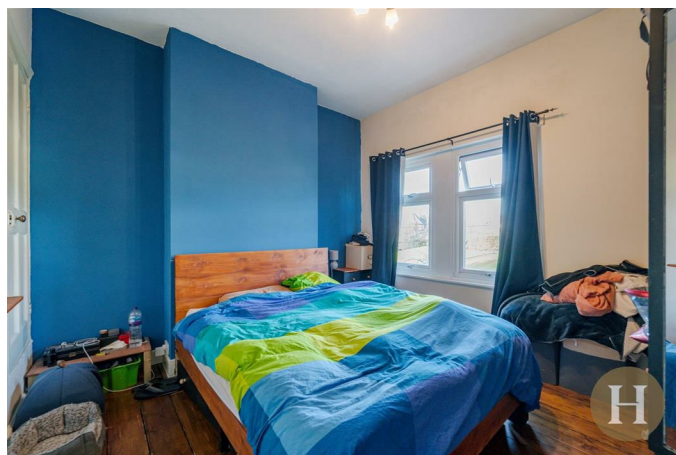


Fitted kitchen with a range of base and wall units, fitted oven and gas hob. Plumbing for utilities, partially tiled splashbacks, window to the side elevation and rear door.

Storage Room

Fantastic multi purpose room, currently being used for storage. The room could be used as an additional dining area, play room or converted into a downstairs bathroom.

Master Bedroom



Spacious master bedroom with window to the front elevation, wooden flooring, ceiling light point, internal storage cupboard and central heating radiator.

Bedroom Two



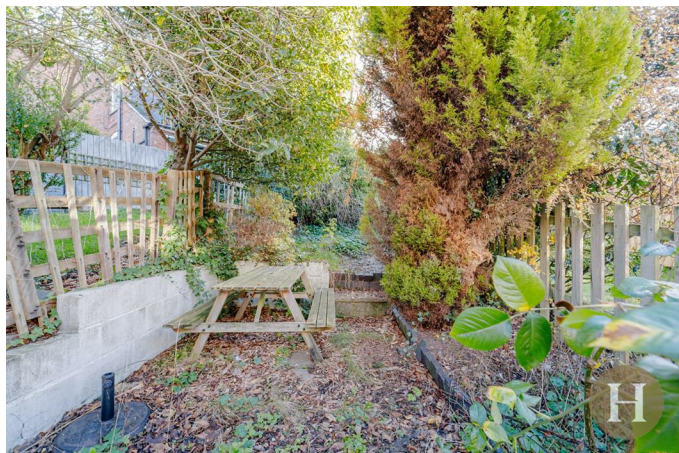
Double bedroom with window to rear elevation, carpeted flooring, ceiling light point and central heating radiator.

Bathroom



Spacious family bathroom boasting freestanding bath and walk in shower cubicle. Low level flush WC, hand wash basin, central heating radiator and window to the rear elevation.

Garden



Private rear garden with decked patio area.

General Information

We have been advised the following information,

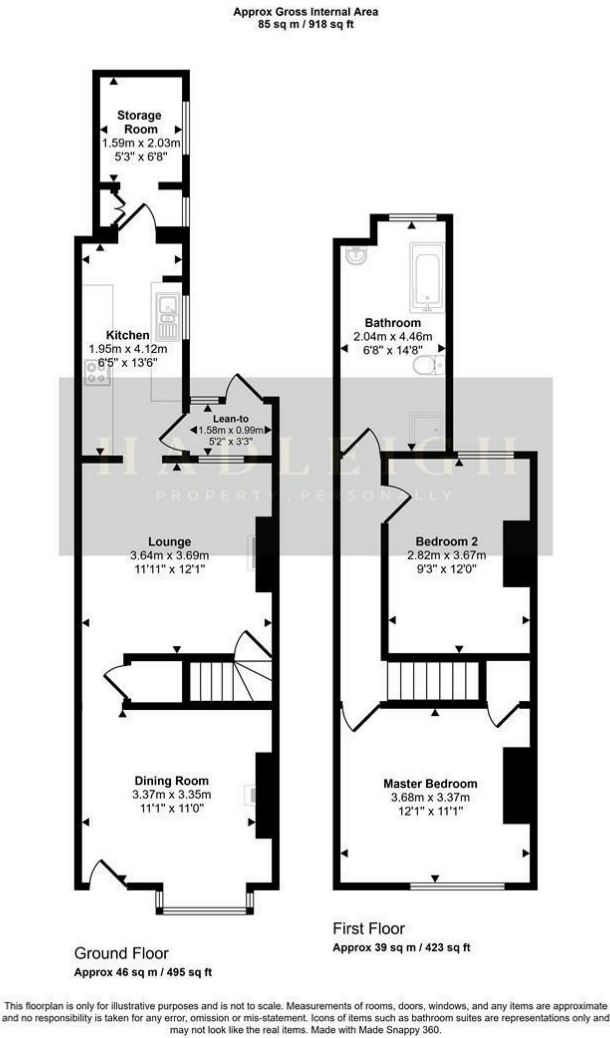
however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

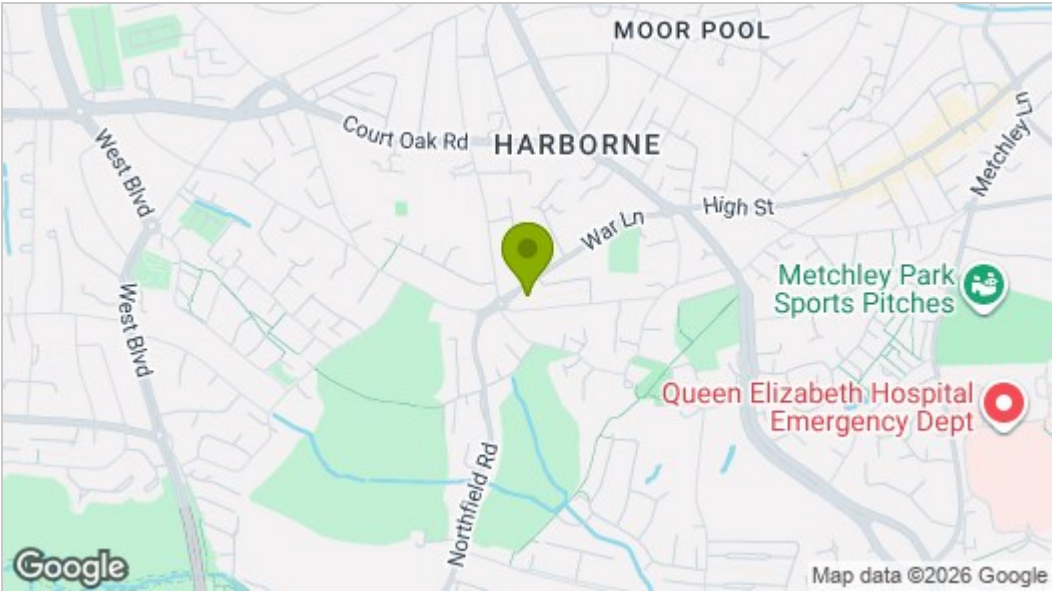
EPC – D

Council Tax Band – C

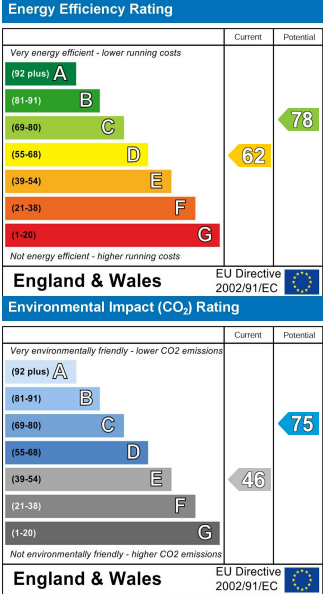
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.