



## 193 Metchley Lane, Birmingham, B17 0NH

**£343,000**

Welcome to Metchley Lane, we are appreciative of you viewing our thoroughly refurbished home for sale.

Hadleigh Estate Agents are delighted to offer a unique and superbly presented two bedroom period property. Located on the doorstep of Queen Elizabeth Hospital, the property has undergone an immaculate refurbishment throughout by the current owner, further benefiting from a driveway for two cars and being sold with no upward chain.

In brief the property offers a generous driveway for two cars and fore garden, welcoming lounge with feature fireplace, inner hallway with Italian porcelain tiles and spacious guest WC. A fantastic breakfast kitchen with oak wall and base units including breakfast bar. Natural light floods the landing leading to a spacious double bedroom, modern bathroom suite with walk in shower and freestanding bath. A further staircase leads up to an additional double bedroom, complete with Velux skylights. The property boasts natural light throughout and is ready to move into. To the rear of the property is a private courtyard with beneficial side access and requiring low maintenance.

## Location

This sought after Harborne location is on the doorstep of the Queen Elizabeth Medical Complex, The University of Birmingham and also the Barber Institute. Harborne High Street is within easy reach offering an array of shops, bars and restaurants, along with the redeveloped Selly Oak retail park. There is also excellent links to Birmingham City Centre with the University train station just a short walk away offering frequent connections into Birmingham, Worcester and South Wales.

## Lounge



Hardwood oak entrance door, large window to the front elevation, bespoke reading nook and feature fireplace with open fire. Benefitting from insulated flooring.

## Hallway

Italian porcelain tiling throughout, leading into the kitchen, with stairs to the first floor accommodation and a cleverly designed guest cloakroom.

## Guest WC



Cleverly designed cloakroom, offering plumbing connection for washing machine. Low level flush WC, wash hand basin and obscure glazed window to rear elevation.

## Kitchen Diner



Oak wall and base level units with complimentary work surfaces, ceramic butler sink and tiled splashback, with an integrated oven, hob and extractor fan, integrated 'Neff' fridge freezer and dishwasher, with a breakfast bar area and access out to the rear.

## Bedroom One



Dual aspect double glazing allowing for plenty of light to come through, along with two gas central heated radiators and ceiling light point.

## Bathroom



Luxurious bathroom suite to the rear with the matching Italian porcelain tiling to the downstairs. Partially tiled walls, low level flush WC, wall

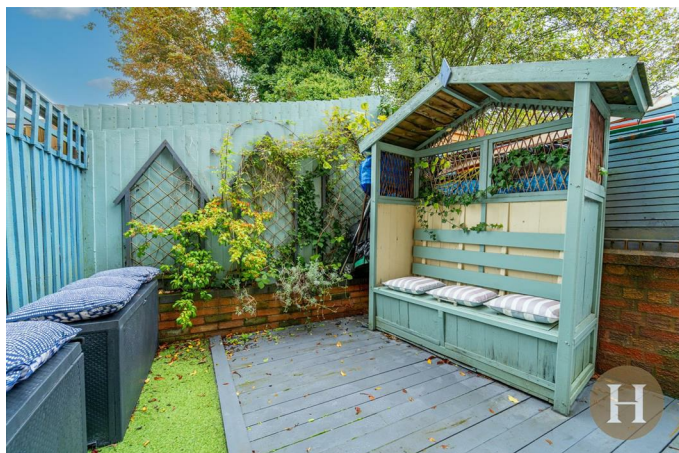
mounted hand basin, freestanding bath with a separate walk-in shower cubicle, and storage that houses the central heating boiler.

### Bedroom Two



Leading up from the bespoke staircase with additional skylight and signature lighting is a double bedroom with Velux skylight.

### Garden



Low maintenance private courtyard, with decking and artificial lawn. Also offering side access.

### 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

Thank you for reading this far, you are more than welcome to view the property at anytime to suit yourselves. We are confident you will not be disappointed and most pleasantly surprised. Open to negotiation!

# Floor Plan

Approx Gross Internal Area  
78 sq m / 837 sq ft



Ground Floor  
Approx 28 sq m / 305 sq ft

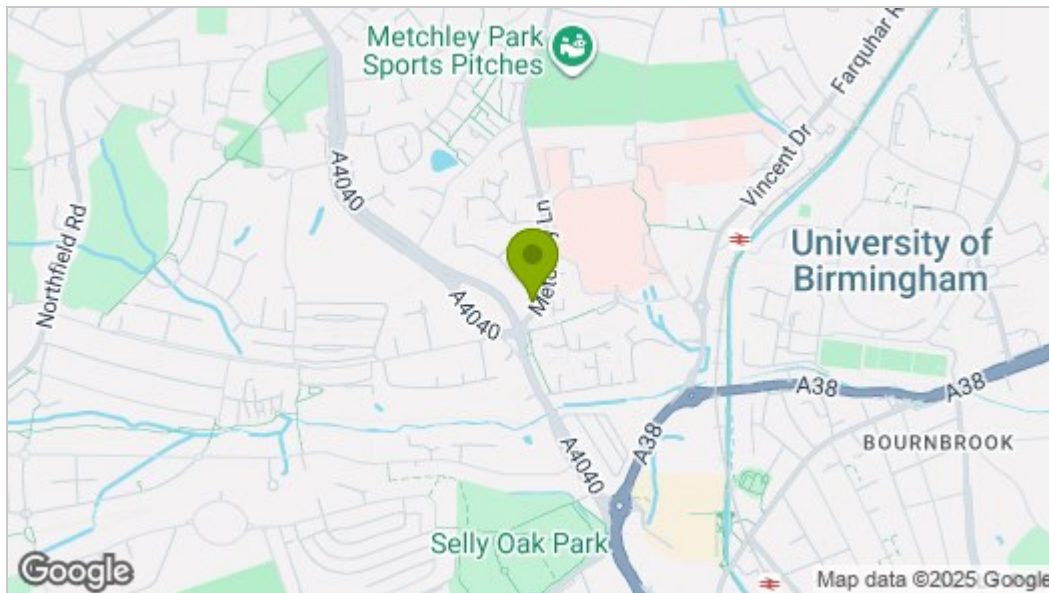
First Floor  
Approx 28 sq m / 304 sq ft

Second Floor  
Approx 21 sq m / 228 sq ft

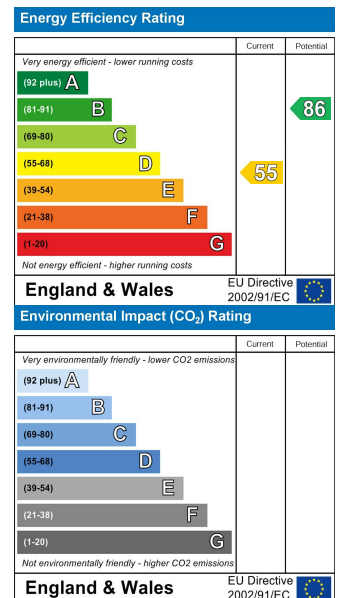
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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