HADLEIGH

PROPERTY . PERSONALLY

20 Victoria Road, Birmingham, B17 0AH

£385,000

Hadleigh Estate Agents are delighted to offer this three bedroom property for sale on the ever popular Victoria Road. The property is set over three floors and has been refurbished throughout, offering move in ready accommodation.

This home comprises of fore garden, two spacious reception rooms and a modern fitted kitchen with the added benefit of underfloor heating. On the first floor are two bedrooms and a modern family bathroom, offering underfloor heating, freestanding bath and walk in shower. The second floor boasts a further double bedroom, with a beautiful garden to the rear.

Location

Victoria Road is conveniently located for easy access into Harborne High Street, offering an array of bars, restaurants and supermarkets including Marks and Spencers and Waitrose. Local leisure facilities include, Harborne Leisure Centre, Harborne Golf Club and Harborne Cricket Club. There are also a number of primary schools and nurseries close at hand.

Dining Room

Bright and modern dining room, benefitting from bay window to the front elevation and fitted shutters. Shelving and cupboards within the alcoves, central heating radiator and ceiling light point. The property retains period features including coving and ceiling rose.

Lounge

With feature fireplace and stove at the focal point, double glazed window to the rear elevation and convenient understairs storage. Coving, ceiling rose, central heating radiator and archway leading through to the kitchen.

Kitchen

Newly fitted kitchen offering a range of base and wall units, with the wall units benefitting from downlighters. Built in appliances, dual aspect windows to the rear and side elevation. The worktop further offers a convenient breakfast bar, two ceiling light points and spotlights. Tiled flooring, underfloor heating and partially glazed door leading to the garden.

Landing

Off the landing is access to all bedrooms and family bathroom, with carpeted flooring, central heating radiator and ceiling light point.

Bedroom One

Spacious double bedroom benefitting from storage cupboard, two double glazed windows to the front elevation and period feature fireplace. Ceiling light point, central heating radiator and carpeted flooring.

Bedroom Three

A further spacious bedroom, complete with carpeted flooring, double glazed window to the rear elevation, central heating radiator and ceiling light point.

Bathroom

Modern family bathroom with tiled flooring, underfloor heating and partially tiled walls. Feature freestanding bath, complete with handheld shower attachment, low level flush WC and vanity unit. Walk in shower cubicle, shower over and handheld shower attachment. Double glazed window to the rear elevation, fitted shutters, towel radiator and ceiling spotlights.

Bedroom Two

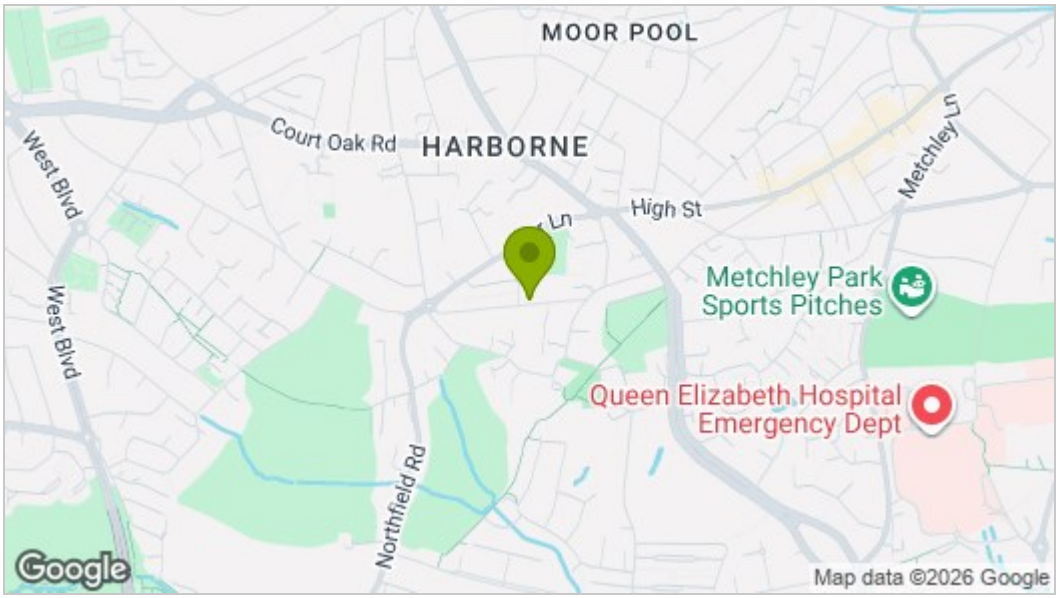
An additional double bedroom set on the second floor, boasting two skylights, central heating radiator and storage within the eaves. Carpeted flooring and ceiling light point.

Garden

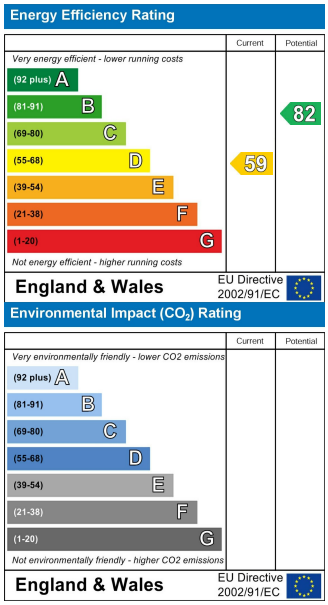
The private rear garden offers brick paved patio area and gravelled path and additional seating area. Bordered by mature bedding plants and fenced boundaries, further offering gated access to the rear.

Floor Plan

Area Map



Energy Efficiency Graph



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