



## 6b Albany Road, Birmingham, B17 9JX

### Asking Price £445,000

Hadleigh Estate Agents are delighted to offer this unique three bedroom semi detached house for sale. Offered with no upward chain and set within the heart of Harborne, boasting driveway parking and single garage.

This beautiful home briefly comprises; entrance hallway, modern kitchen to the front with matching wall and base units and plumbing for a washing machine, spacious guest WC and a large living/ dining room with French doors into the rear garden.

The stairs to the first floor accommodation are accessed via the hallway, leading to the landing with access to the loft, three good-size bedrooms, the primary bedroom further benefitting from built-in wardrobes, and a good sized family bathroom with a panelled bath with shower over, WC and a vanity sink unit. To the rear is a low-maintenance garden and the property is gas centrally heated and double glazed throughout. With the guttering only being a few years old and the potential for a rear extension, subject to the necessary planning.

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  
Council Tax Band - D  
EPC - D

## Location



The property is within walking distance to Harborne High Street, which provides excellent shopping facilities including bars and restaurants. There are also excellent transport links to the City Centre, along with nearby University Station.

Harborne and Edgbaston provide schooling for children of all ages including a number of well known independent schools for boys and girls including Harborne Junior & Infants Primary School together with the renowned King Edward Foundation Schools. The University of Birmingham and the new Queen Elizabeth Medical Complex are within walking distance along with easy reach to nearby motorway networks.

## Approach

Benefitting from a large driveway to the front of the property along with garage and side access.

## Porch

Internal porch with UPVC front door and internal obscure glazed door.

## Entrance Hallway

With central heating radiator, stairwell leading to first floor landing and two ceiling light points.

## Kitchen



With a range of wall and floor mounted fitted kitchen cabinets and worktop. Double glazed window overlooking front elevation, single bowl stainless steel sink unit and plumbing for washing machine. Tiled flooring, partially tiled walls and ceiling spotlight.

## Lounge Diner



Spacious lounge diner with UPVC double glazed 'French' doors opening onto patio area of the rear garden with matching windows to either side, further UPVC double glazed window overlooking the rear garden, central heating radiator and two ceiling light points.

### Guest WC



Low level W.C., wall mounted hand wash basin with tiled splashback and mirror above, central heating radiator, ceiling light point and obscure double glazed window overlooking the side elevation.

### Landing

With stairwell leading to landing with UPVC double glazed window to side elevation, access to loft and ceiling light point.

### Master Bedroom



Large double bedroom with UPVC double glazed windows overlooking the rear garden, floor to ceiling built in wardrobes with overhead hanging rail and fitted shelving and central heating radiator.

### Bedroom Two



Double bedroom with UPVC double glazed window to the rear elevation, central heating radiator and ceiling light point.

### Bedroom Three



Double bedroom with UPVC double glazed window overlooking front elevation, central heating radiator and ceiling light point.

### Bathroom



Spacious bathroom with matching bathroom suite comprising panelled bath with overhead shower, vanity unit and low level flush W.C. Central heating radiator, mirror fronted medicine cabinet and built in cupboard.

### **Garage**

With metal up and over garage door, electric and gas meters, power points and electric lighting.

### **Rear Garden**



Private garden with 'French' doors leading from sitting room to paved patio area with pebble dash rear garden and mature trees. Side gate providing access to front of the property.

### **General Information**

**POSSESSION:** Vacant possession will be given upon completion of the sale.

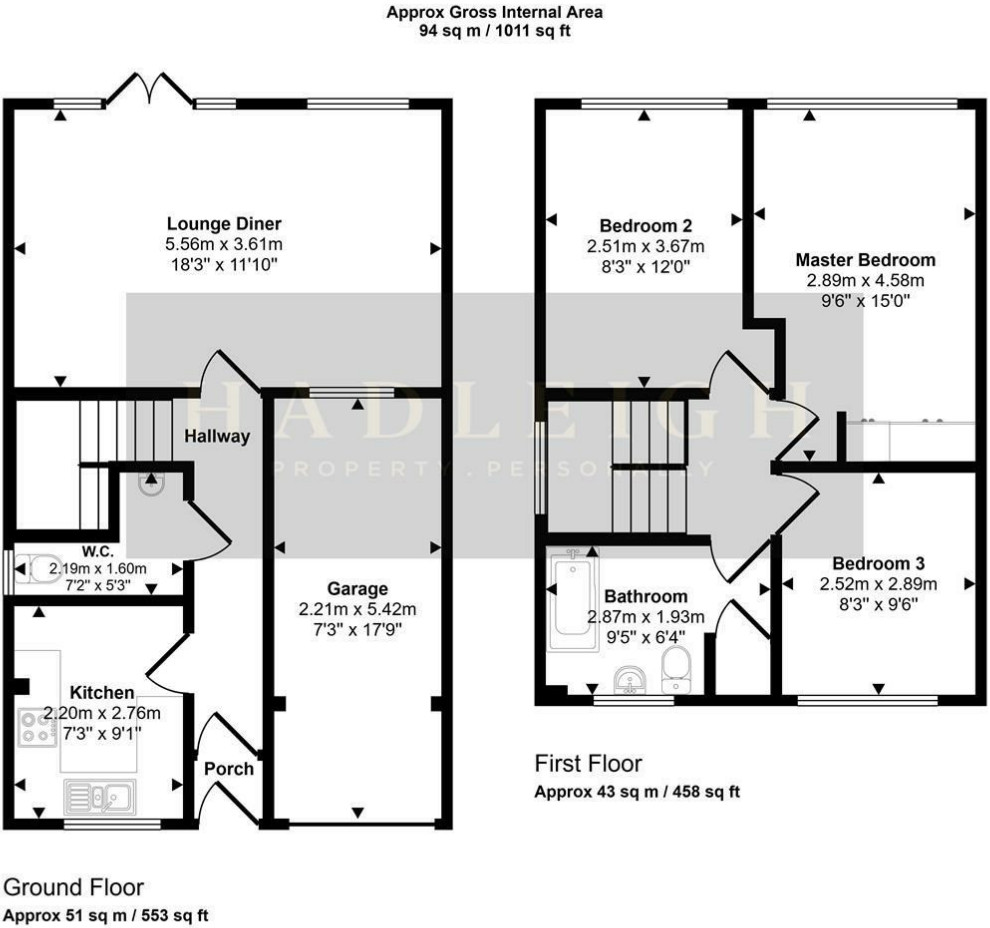
**SERVICES:** Mains electricity, gas, water and drainage are available

**LOCAL AUTHORITY :** Birmingham City Council

**WATER AUTHORITY:** Severn Trent Water

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

Floor Plan



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



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.

Energy Efficiency Graph

