





92 Victoria Road, Harborne

£325,000 Freehold

Hadleigh Estate Agents are delighted to offer this three bedroom Victorian terraced property for sale, situated on the ever-popular Victoria Road and offered with no onward chain. The property provides well-presented, move-in ready accommodation, ideally located for local amenities, reputable schools and transport links. In brief, the property comprises a spacious lounge, separate dining room, modern fitted kitchen and family bathroom. Upstairs are three well-proportioned bedrooms. Further benefits include double glazing, gas central heating via a combi boiler and a private rear garden with patio and low-maintenance lawn.



Lounge
Spacious lounge boasting convenient double glazed bay window to the front elevation, traditional wooden flooring and feature open fireplace. With hard wood front door and partial glazing over, ceiling light and period rose, cornice, central heating radiator and built in cupboards within the alcove.

Dining Room
Benefitting from a further reception room, the dining room comprises large double glazed window to the rear elevation, laminate flooring, ceiling light point and central heating radiator. With door to stairs, and partial glazed door leading to the kitchen. Further offering beneficial understairs storage cupboard.



Kitchen
Modern fitted kitchen with a range of base and wall units, fitted over, gas hob and extractor over. Stainless steel sink and drainer unit, plumbing for washing machine and space for fridge freezer. Doule glazed windows to the side elevation, rear door with access to the garden and ceiling light point. Partially tiled splashbacks and traditional quarry tiled flooring.





Bathroom
Modern family bathroom with dual aspect glazing to the rear and side elevations. P shaped fitted bath and shower over, hand wash basin and low level flush WC. Towel radiator, central heating radiator, ceiling spotlights and partially tiled walls.



Landing
Carpeted staircase and landing, ceiling light point and wooden hand rail.

Master Bedroom
Spacious master bedroom with two double glazed windows to the front elevation, carpeted flooring, ceiling light point and central heating radiator. Over stairs storage cupboard, further giving access to the partially boarded loft.



Bedroom Two
Additional double bedroom, with carpeted flooring, feature fireplace surround, double glazed window to the rear elevation, ceiling light point and central heating radiator.



Bedroom Three

The third bedroom is of good proportion, with convenient storage cupboard, double glazed window to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.

Garden

Being predominantly laid to lawn, paved patio area and fenced boundaries. Making for an ideal, low maintenance garden.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

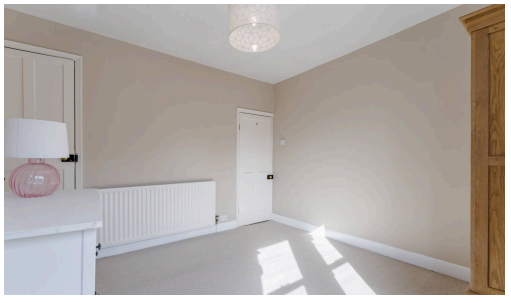






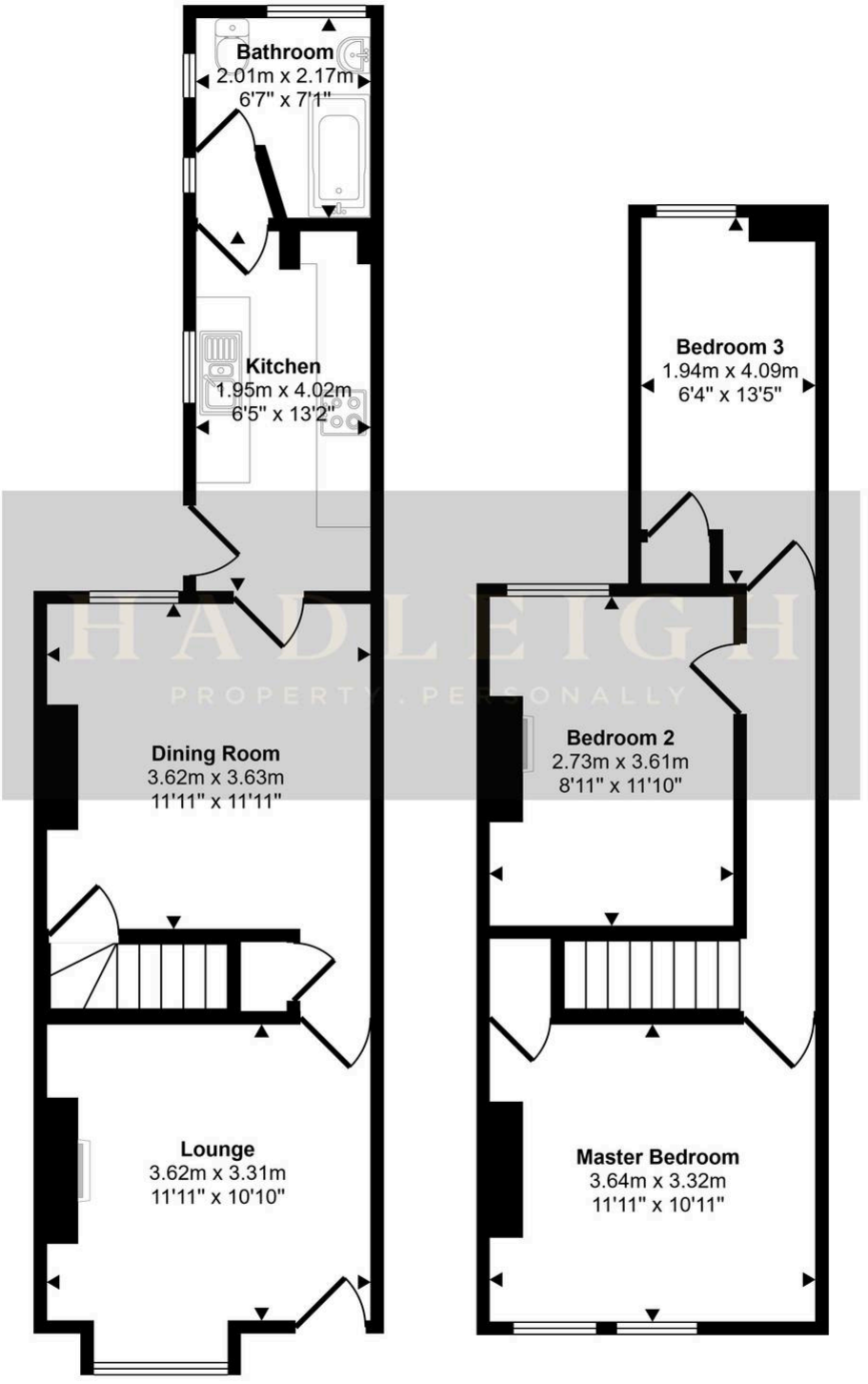
- Three bedroom home
- No upward chain
- Victorian terrace
- Spacious lounge & separate dining room
- Modern fitted kitchen & family bathroom
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- Popular Victoria Road location







Approx Gross Internal Area
86 sq m / 923 sq ft



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Ground Floor
Approx 45 sq m / 482 sq ft

First Floor
Approx 41 sq m / 441 sq ft

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.