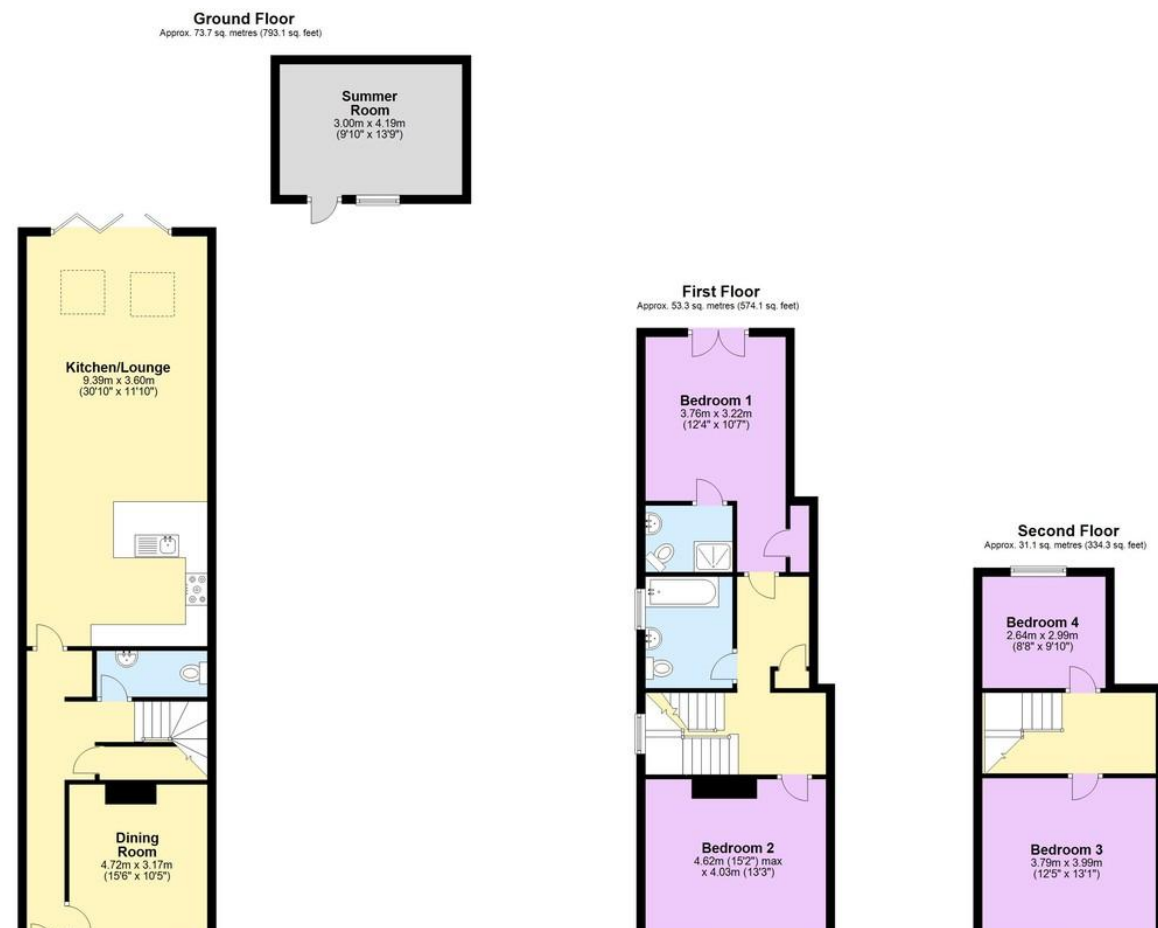




Floor Layout



Total approx. floor area 1,711 sq ft (159 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Albany Road

Harborne

B17 9JX

Offers Over £575,000

- Four-Bedroom Townhouse
- Landscaped Rear Garden
- High Specification Throughout
- 1711 Sq. Ft.



Albany Road,
Harborne, Birmingham, B17 9JX
Offers Over £575,000



Property Description

DESCRIPTION Albany Road is an exceptional and deceptively spacious four double bedroom family home and offers deluxe modern living. Briefly comprising four bedrooms together with two luxurious family bathrooms, front dining room, luxurious open plan breakfast kitchen/family room which has been lavishly fitted with bespoke 'Leicht' fitted kitchen cabinets and 'Siemen' white goods. Extensive bi-fold doors opening onto the patio area of the rear garden, engineered walnut wood flooring to kitchen, LED lighting, fully insulated external walls and roof to the latest standard including Tyvec air tightness membranes to all external walls leading to greatly reduced energy bills, pumped on demand circulating hot water system and tank with high efficiency condensing gas boiler, tiling by Porcelanosa and finished to a very high standard.

The property also boasts a well-appointed landscaped garden which offers a large patio area, grass beyond and access to a fantastic garden studio.

LOCATION Central Birmingham 4 miles, M5 (J3) 4.4 miles, Birmingham Airport/NEC 13 miles (all distances are approximate)

The property is located on this popular residential road within walking distance of Harborne High Street with amenities including Waitrose, Marks & Spencer, Lordswood Gym and a variety of highly recommended shops, bars and restaurants

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors with Harborne Primary School a stone's throw away.

Recreational amenities of particular note include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, a Sailing Club at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Gardens and Archery Club.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the



purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - E

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing
of this property:

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0121 4565454

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edgbaston@jameslaurenceuk.com

