

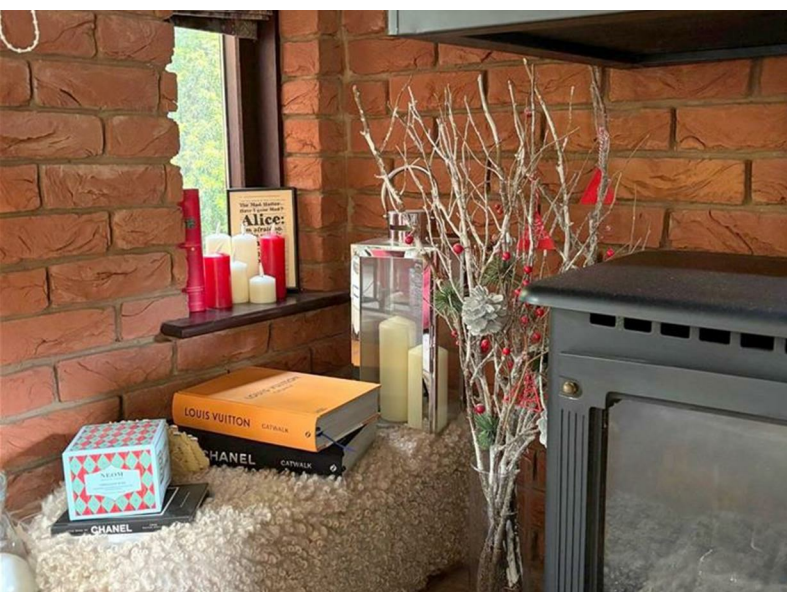
ENGLANDS



7 Richmond Hill Gardens

Edgbaston, Birmingham, B15 3RW

£790,000





PROPERTY DESCRIPTION

A rare opportunity to acquire a four bedroomed detached property set in a prestigious cul-de-sac location in Edgbaston. First time on the market since 1997, this property is set in a quiet location in the heart of Edgbaston, B15. Briefly comprising: downstairs study room, w/c, spacious lounge with dining area, modern kitchen with appliances, utility, conservatory and downstairs bedroom with ensuite. A further three bedrooms on the first floor and bathroom. Front and rear gardens. The property also benefits from off road parking and a double garage.

Richmond Hill Gardens is accessed from Richmond Hill Road, being very well-located for the Queen Elizabeth Hospital which is just under a mile away. Birmingham University is also close by and travelling into the city centre is very straightforward. Both Harborne High Street and Edgbaston Village are within easy walking distance. The delightful Birmingham Botanical Gardens, a 15 acre grade II* listed landscape, is also close by.

Viewing is highly recommended to fully appreciate the accommodation on offer.



Tel: 01214271974

PORCH

Glazed entrance door with obscured glass leads into:

HALLWAY

Having ceiling light point, radiator and inner hallway with ceiling light point, radiator, stairs rising to first floor accommodation and useful storage cupboard with sliding door.

SITTING ROOM

5.97m max x 4.57m max (19'7" max x 14'11" max)
Having three wall lights, ceiling light point, feature inglenook brick fireplace with side windows and gas "stove" style fire, coving to ceiling, radiator, double glazed window overlooking the rear garden, and double glazed sliding doors leading into conservatory.

DINING AREA

3.36m max x 2.03m max (11'0" max x 6'7" max)
Having double glazed window, ceiling light point, coving to ceiling, radiator and obscured glass window overlooking the hall area and door through to the hall.

KITCHEN

3.9m max x 2.46m max (12'9" max x 8'0" max)
Having a range of matching gloss fronted wall and base units, tiled floor, radiator, integrated electric oven with electric hob over and wall-mounted Neff extractor fan above. Integrated Miele dishwasher, two ceiling light points, wooden work surfaces, 1 1/2 bowl ceramic sink drainer with mixer tap over and double glazed window.

UTILITY ROOM

2.49m max x 2.06m max (8'2" max x 6'9" max)
Having a range of matching wall and base units, single bowl stainless steel sink drainer with mixer tap over, appliance space and plumbing for washing machine, ceiling light point, radiator, wall-mounted Worcester gas boiler, tiled floor and double glazed door leading out to the side of the property.

CONSERVATORY

3.05m max x 3.0m max (10'0" max x 9'10" max)
Having tiled flooring and ceiling light point.

STUDY

2.47m max x 2.37m max (8'1" max x 7'9" max)
Having double glazed window to the front elevation, radiator and ceiling light point.

BEDROOM ONE

4.3m max x 3.36m max (14'1" max x 11'0" max)
Having radiator, double glazed window, ceiling light point, fitted wardrobes with sliding doors, and door through to:

EN SUITE SHOWER ROOM

2.43m max x 2.25m max (7'11" max x 7'4" max)
Spacious en-suite having tiled floor, shower cubicle with two showerheads, wash hand basin with mixer tap over being set into vanity storage unit, two ceiling light points, low flush WC, radiator and double glazed window with obscured glass.

GROUND FLOOR WC

Having low flush WC, double glazed window with obscured glass, two ceiling light points, wash hand basin set into vanity storage unit, wall-mounted cupboard, radiator and wood-style flooring.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having ceiling light point, double glazed window, and loft access hatch with integrated ladder.

BEDROOM TWO

4.05m max x 2.94m max (13'3" max x 9'7" max)
Having double glazed window, ceiling light point and radiator.

BEDROOM THREE

3.3m max x 2.93m max (10'9" max x 9'7" max)
Having double glazed window, ceiling light point and radiator.

BEDROOM FOUR

3.28m max x 2.43m max (10'9" max x 7'11" max)
Having double glazed window, radiator, ceiling light point and built-in cupboard.

BATHROOM

3.41m max x 2.04m max (11'2" max x 6'8" max)
Having "P" shaped bath, with side screen and wall-mounted shower over, double glazed window with obscured glass, ceiling light point, wall-mounted wash handbasin with mixer tap over fitted into vanity storage unit, low flush WC, full complementary tiling to walls and tiled flooring, Airing cupboard with hot water tank and built-in shelving. Radiator.

OUTSIDE

West facing rear garden having paved seating area, external tap, fence panels to three sides, gated side access to front on both sides of the property, lawn, a range of evergreen shrubs and pathway.

DOUBLE GARAGE

Having electric up and over door, two windows with obscured glass, and ceiling light point.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: G



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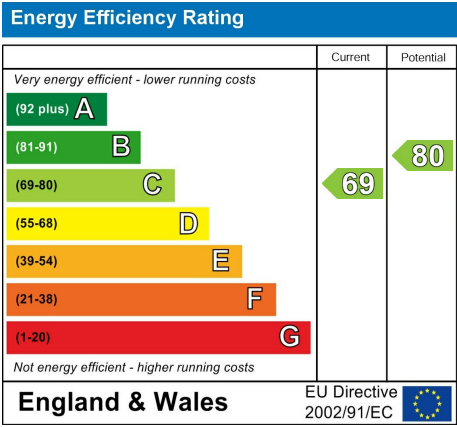
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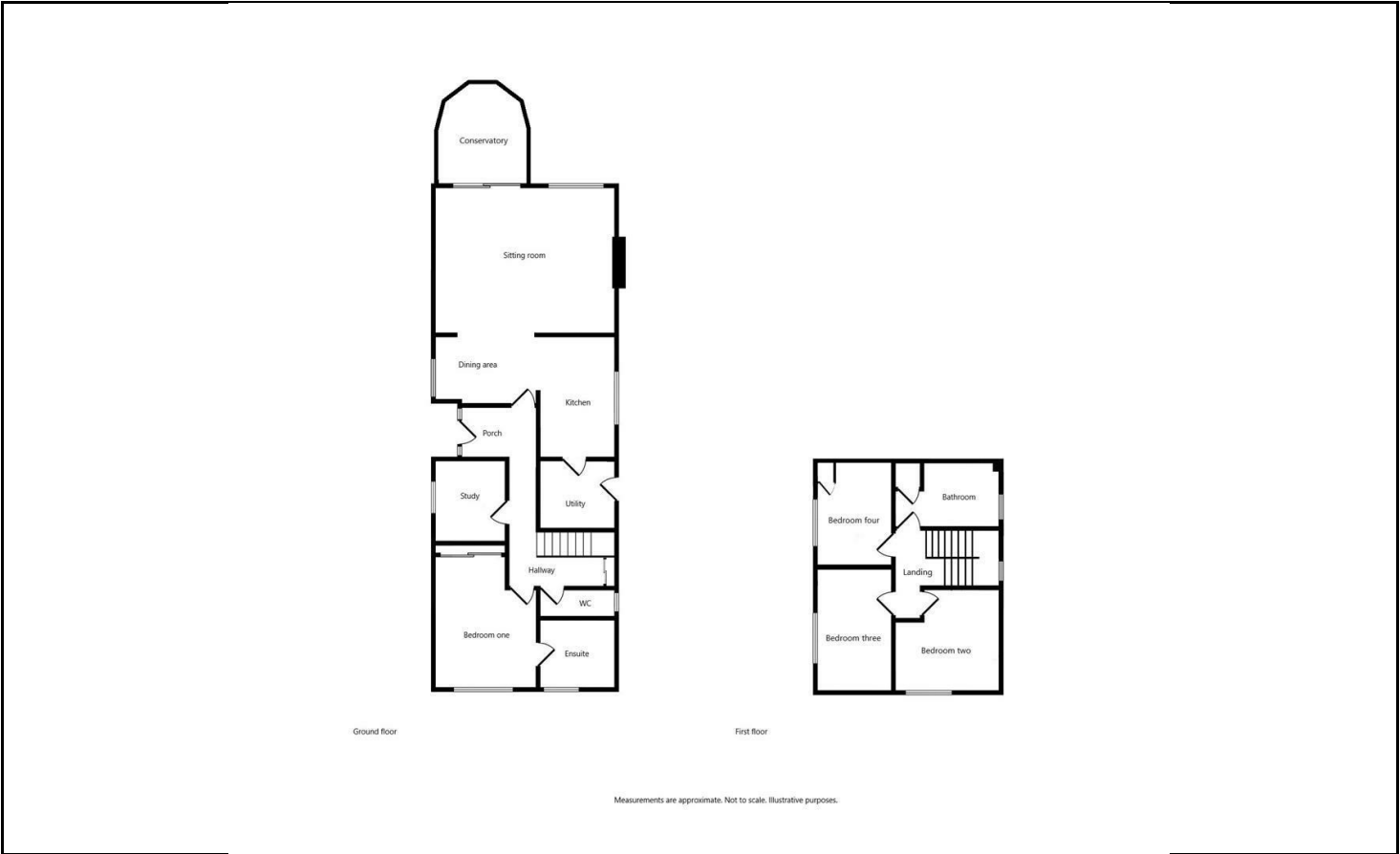
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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