



81 FITZ ROY AVENUE

HARBORNE, BIRMINGHAM B17 8RH

Robert Powell
RESIDENTIAL SALES & LETTINGS



81 FITZ ROY AVENUE £1,100,000

EDGBASTON

An attractive four bedroomed detached house occupying a large south facing plot in a highly desirable road.

Situation

Fitz Roy Avenue is widely regarded as one of Harborne's premier residential addresses and is situated some 4 miles to the west of Birmingham City Centre and around a mile from the amenities of Harborne High Street.

Description

81 Fitz Roy Avenue is an early 1900's detached house which has been a much loved family home for several decades. The property is well-maintained but would benefit from general modernisation, making this an ideal opportunity for a purchaser to create a fabulous modern family home to suit their own taste and specification. The accommodation currently extends to approximately 2,275 sq ft (211 sq m) in all, set over two storeys, although there is scope for extensions subject to any necessary consents.

The property is entered via an enclosed porch with solid wood inner front door with stained and leaded glass insert leading into the reception hall with cloakroom WC. The front reception room is presently a dining room and has a feature fireplace with tiled surround and wooden mantel. To the rear is a spacious living room with an attractive natural stone fireplace. A wide bay window with central double doors opens into the timber framed double glazed conservatory with doors opening to the garden.

The third reception room is a snug/study and has a window to the front. Directly opposite is the breakfast kitchen which has a window to the rear and an array of cream-fronted fitted base and wall units, integrated dishwasher, electric oven and grill, four ring electric hob. There is a pantry providing additional storage and a door off leads

into the utility room with additional fitted units as well as a sink and space and plumbing for a washing machine. A door off the utility leads to a covered side passage affording access to the garden and also to the garage.

On the first floor is a spacious landing with airing cupboard, and a fine stained and leaded glass window to the rear. There are four double bedrooms, the largest of which has a wide bay window providing delightful views over the garden. All four bedrooms are double in size and all have fitted furniture, with one having a walk-in closet/store room with wash basin. The house bathroom can also be directly accessed from the adjacent bedroom and has a bath with shower over and wash basin, and there is a separate WC off the landing.

Outside

To the front of the property is an attractively landscaped fore-garden and a substantial tarmac driveway providing parking for several cars. There is an integral garage with up and over door, having power and lighting and a direct link to the house via the covered side passage. To the rear is a well-maintained mature garden with paved patio and a substantial lawn with planted borders. We have measured the total plot to be in the order of 0.3 acre (0.13 ha).

General

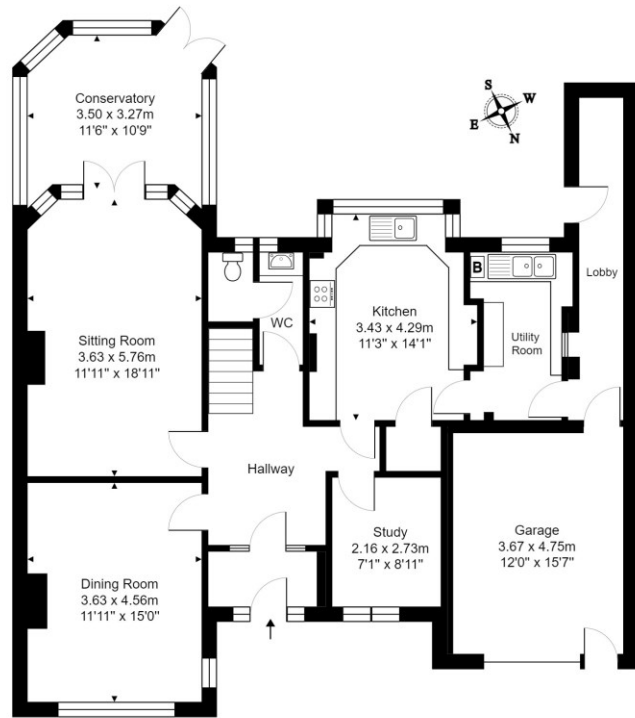
Tenure: The property is understood to be Freehold however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management, a copy of which is available on request.

Council Tax: Band G

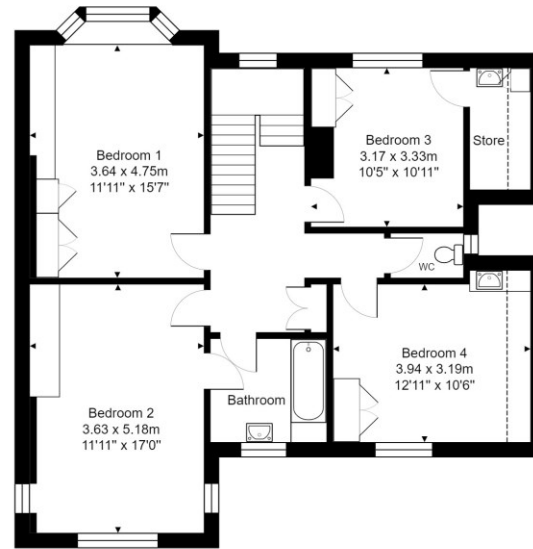


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Area: approx 122.9 m² ... 1323 ft²



First Floor
Area: approx 88.4 m² ... 952 ft²



81 Fitz Roy Avenue in Harborne

Total Area: approx 211.3 m² ... 2275 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co have any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale

