



40 GREENFIELD ROAD
HARBORNE, BIRMINGHAM B17 0EE

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£899,950

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A beautifully presented character townhouse offering stylish accommodation and being situated in a sought-after road, close to the amenities of Harborne High Street. In all extending to some 2,084 sq ft, the property includes a stunning kitchen/dining/family room, separate living room, master bedroom with dressing room (bedroom 4) and luxury en suite, two further first floor bedrooms and a family bathroom. There is a detached office/fifth bedroom with en suite wet room within the smartly landscaped garden. Garage parking.

Situation

The property is conveniently placed less than 100m of Harborne High Street with its many amenities including a variety of local shopping as well as a Waitrose, Marks & Spencer Food Hall, a good selection of eateries, bistros, bars and pubs. There is an easy and frequent bus service to and from Birmingham City Centre which lies approximately three miles distant and The Queen Elizabeth Hospital is within a mile.

Description

Azoff Cottage is a truly exceptional property that has been sympathetically extended, creating improvement throughout and benefits from tasteful decoration. The property truly showcases modern living at its finest with floor to ceiling windows, underfloor heating and excellent lighting inside and out.

Inside, this family home briefly comprises; entrance hall, guest cloakroom, living room, utility space, impressive open plan kitchen and living space with bi folding doors across the rear of the property opening onto the beautiful rear patio. To the first floor, you will find four excellent bedrooms to include the master complete with luxurious en suite shower room as well as the family bathroom. Outside there is a delightful rear garden with shrub borders, manicured lawn and mature trees providing an excellent degree of privacy.

In addition, to the rear of the garden, is a detached brick-built guest suite/office room which could be a guest bedroom with en suite wet room, or home office if preferred. To the side of the house is the integral garage accessed from either the front elevation via up and over electric remote controlled door or from the side courtyard. Tech enabled integrated wi-fi and network cabling throughout.





Accommodation

Entrance Hall - Hardwood double glazed door to front elevation, stairs rising to first floor landing, built in storage cupboard, ceiling spotlights, tiled flooring, under stairs storage cupboard and underfloor heating.

Guest Cloakroom - Low level W.C with concealed cistern, vanity unit wash hand basin with monobloc chrome tap, ceiling spotlights and Xpelair.

Utility And Guest Cloakroom - Double doors from the entrance hall open into utility space with plumbing for washing machine and space for tumble dryer.

Lounge - 20'6" max X 13'8" Max - Double glazed window to front elevation, feature fireplace with ornate mosaic tiles, two central heating radiators and two ceiling light points. French doors opening onto side courtyard.

Inner Hallway - Continuation from entrance hall, built in storage cupboard housing central heating boiler and hot water cylinder, underfloor heating, tiled flooring, ceiling spotlights, double glazed door and window to side elevation.

Open Plan Kitchen and Family Room - 21'0" X 19'0" - Having ceiling spotlights, underfloor heating, tiled flooring, skylight, double glazed bi folding doors to rear and side elevations, integrated sound system, 'Aduro' wood burning stove and double glazed floor to ceiling windows to side elevation.

The kitchen has a range of wall and base high gloss units with contrasting Granite work surfaces, farmhouse style sink and drainer, centre peninsula island with four ring electric hob and extractor hood over and breakfast bar seating area, two integrated single door ovens, space for American style fridge freezer, integrated coffee machine, proving drawer and downlighters.

First Floor Accommodation

Master Bedroom - 13'7" X 11'5" - Double glazed windows to front elevation and two Velux style skylights, central heating radiator, carpet flooring, exposed ceiling beam and doors into Master en suite and dressing room.

En Suite - Double glazed windows to front elevation, under floor heating, tiling to walls and floor, walk in shower with glazed screen, vanity unit with wash hand basin, chrome central heating towel





radiator, low level wc with concealed cistern, ceiling spotlights and Xpelair.

Bedroom4/Adjoining Dressing Room To Master Bedroom - 11'7" X 7'11" - Double glazed windows to front elevation, central heating radiator, carpet flooring and ceiling spotlights.

Rear Landing - Double glazed windows to rear elevation, electric remote control blinds, carpet flooring and ceiling spotlights.

Bedroom Two - 12'4" X 9'10" - Two double glazed windows to rear elevation, carpet flooring, central heating radiator and built in storage cupboard.

Bedroom Three - 10'0" X 8'9" - Dual aspect double glazed windows to rear and side elevation, carpet flooring, central heating radiator, ceiling spotlights and built in storage cupboard.

Family Bathroom - Freestanding bath, walk in shower with glazed screen and waterfall shower head attachment, low level wc, double vanity units with wash hand basins, underfloor heating, xpelair, tiling to walls and floor, ceiling spotlights and chrome central heating towel rail.

Outside

To the rear is a patio which is laid with the same tiling as inside to create one large living and entertaining space. Additionally there is an enclosed courtyard accessed off the kitchen/family room as well as the lounge. Beyond the patio is a level lawn and to the far end of the garden is a detached single storey brick building containing:

Guest Suite /Office / Bedroom Five - 15'4" X 10'9" - Double glazed door with glass panel insert to the garden, double glazed multi pane window, Velux skylight, ceiling spotlights, tiled flooring, integrated wired wifi, under floor heating and central heating radiator. **En Suite Wet Room** - Fully tiled wet room with low level wc, wash hand basin and shower.

Garage - Electric remote controlled up and over door to front elevation and double doors to rear.

General Information

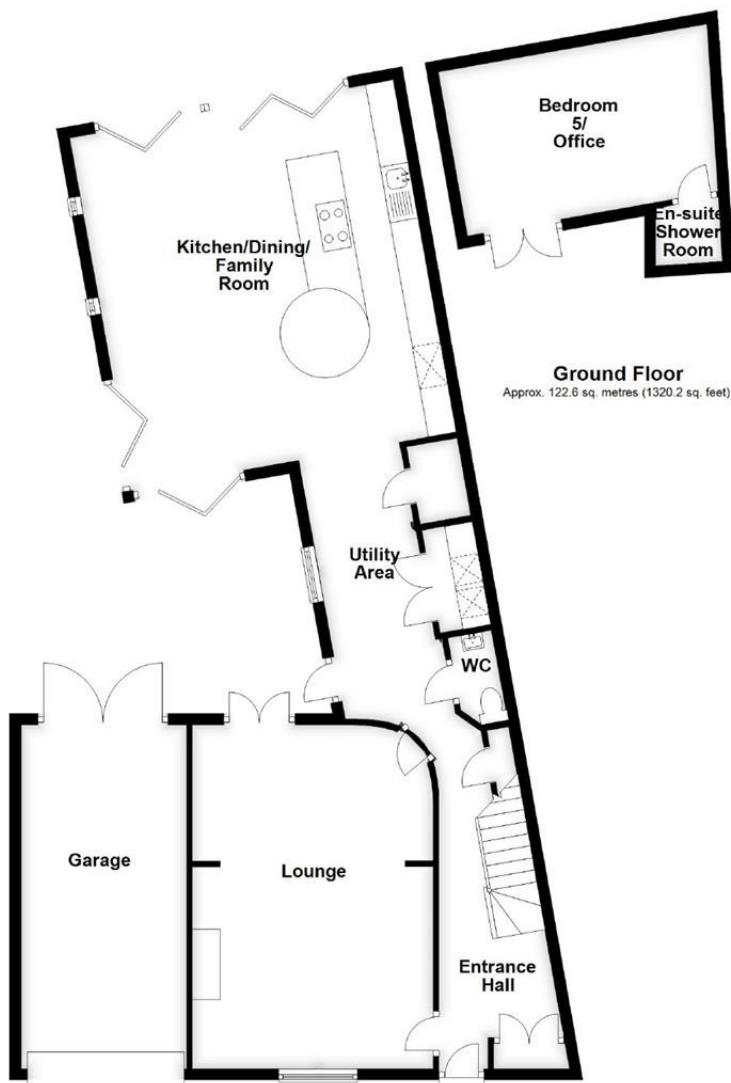
Tenure: The property is understood to be freehold

Council Tax: Band D

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Total area: approx. 193.6 sq. metres (2084.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part of any contract.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	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

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