



**Farquhar Road East, Birmingham B15 3RD**



**welcome to**

## **Farquhar Road East, Birmingham**

\*\*\*\*\* RARE AND EXCELLENT OPPORTUNITY \*\*\*\*\* HIGHLY DESIRABLE ADDRESS \*\*\*\*\* CLOSE TO LOCAL AMENITIES \*\*\*\*\* FIVE BEDROOMS \*\*\*\*\*  
SPACIOUS AND BRIGHT \*\*\*\*\* PRIVATE AND PEACEFUL GARDEN \*\*\*\*\* GENEROUS DRIVEWAY \*\*\*\*\* DOUBLE GARAGE \*\*\*\*\* PERFECT FAMILY HOME  
\*\*\*\*\*

### **Agent Note**

This property is council tax band G.

### **Entrance Porch**

Small porch, shoe storage, access to hall.

### **Entrance Hall**

Spacious, central heating radiator, access to:-

### **Downstairs W/C**

Low level flush w/c, wash hand basin with mixer tap, understairs storage.

### **Study**

11' 1" x 8' 8" ( 3.38m x 2.64m )  
Double glazed window to front, central heating radiator, fitted study with bookcase and drawers.

### **Lounge**

33' 4" x 14' 6" ( 10.16m x 4.42m )  
Double glazed windows to side & door to rear & front, 2 central heating radiators, ceiling coving, ingress for fireplace.

### **Dining Room**

21' 5" x 11' 8" ( 6.53m x 3.56m )  
Double glazed french doors to rear.

### **Kitchen**

29' 7" x 11' 8" plus units. extending to 16' 5" max ( 9.02m x 3.56m plus units. extending to 5.00m max )  
Double glazed conservatory doors to rear, 2 central heating radiators, open plan, fitted kitchen with a range of wall and base units with drawers and granite worktops over, extractor hood over induction hob on the central island, built in oven & dishwasher, sink & drainer unit with tap, food waste disposal button.

### **Utility/Secondary Kitchen**

8' 5" x 8' 4" ( 2.57m x 2.54m )  
Double glazed door & window to side & front access, plumbing for washing machine and space for dryer, sink with drainer & mixer tap, base & wall units, gas hob.

### **Landing**

Double glazed window to front, central heating radiator, gorgeous staircase.

### **Bedroom One**

22' 8" x 11' 9" ( 6.91m x 3.58m )  
Double glazed windows to front & side, 2 central heating radiators, walk in wardrobes (6.4 x 6.8), access to en-suite bathroom.

### **En-Suite Bathroom**

13' 4" x 9' 2" ( 4.06m x 2.79m )  
Double glazed window to rear, heated towel rail, fitted storage, double wash hand basins with mixer taps, w/c, waterfall shower, steps up to Jacuzzi bath.

### **Bedroom Two**

19' 8" x 11' 8" ( 5.99m x 3.56m )  
Double glazed window to rear, 2 central heating radiators, fitted wardrobes & dressing table, access to Jack & Jill bathroom.

### **Bedroom Three**

Irregular Shaped Room 19' 6" Length 2: 9.7ft. x 12' 1" Length 2: 8.2ft. ( 5.94m Length 2: 9.7ft. x 3.68m )  
L-shaped room, double glazed window to rear, 2 central heating radiators, fitted wardrobes & dressing table, access to Jack & Jill bathroom.

### **Bedroom Four**

16' 9" x 14' 9" ( 5.11m x 4.50m )  
Double glazed window to front, 2 central heating





radiators, fitted wardrobes & dressing table.

### **Bathroom**

Double glazed frosted window to front, heated towel rail, shower, w/c, wash hand basin with mixer tap.

### **Bedroom Four En-Suite**

Double glazed window to side, heated towel rail, Shower, w/c, wash hand basin with mixer tap, fitted vanity unit, corner bath.

### **Jack & Jill Bathroom**

Double glazed frosted window to rear, heated towel rail, Shower, w/c, wash hand basin with mixer tap, fitted vanity/storage unit.

### **Bedroom Five**

8' 6" x 7' 4" ( 2.59m x 2.24m )

Double glazed window to front, central heating radiator.

### **Front Garden**

Double gates, 1x electric gate, 1x manual gate, well maintained garden, mostly tarmaced, large driveway.

### **Rear Garden**

large fully enclosed garden, private, peaceful, well maintained, decking areas.

### **Garage**

15' 4" x 15' 2" ( 4.67m x 4.62m )

Spacious garage, electric garage door, Worcester Bosch boiler, fitted base units for storage, single glazed window to side.



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## Farquhar Road East, Birmingham

- Rare and excellent opportunity
- Highly desirable address
- Close to local amenities
- Five bedrooms
- Spacious and bright

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: G

**£1,900,000**



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