



**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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welcome to

## Farquhar Road East, Birmingham

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

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

offers over  
**£1,500,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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