



40 Greenfield Road, Birmingham, B17 0EE

**Asking Price £965,000**

This is an immaculately presented home, set within the highly sought after central Harborne area. Benefiting from a well designed extension, the property offers five bedrooms (en-suite shower to master), an impressive open plan kitchen and family area, garage and self contained fifth bed/office with en-suite wet room.

EPC - D  
Council Tax Band - D  
Tenure - Freehold

## Location

GREENFIELD ROAD is one of the highly regarded prestigious and sought after locations within Harborne Village. Harborne High Street is readily accessible with its excellent shopping, restaurant and cafés including Marks & Spencer Food Hall and Waitrose, whilst there is also easy access to Birmingham city centre, Birmingham University and the Queen Elizabeth medical complex. Public transport is also nearby with a range of buses travelling into the city centre. The surrounding area offers excellent state and independent schools for boys and girls of all ages, including Harborne Junior & Infants school, St Marys School and The Blue Coat school. Recreational amenities include Edgbaston & Harborne golf clubs, Edgbaston Priory & Edgbaston Archery tennis clubs, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground and Birmingham Botanical Gardens.

## Introduction

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 there is also a brick built guest suite/office room which could also be a fifth or guest bedroom with en suite wet room. To the side 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.

## 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 (6.25 max x 4.17 Max)**



Double glazed window to front elevation, feature fireplace with ornate mosaic tiles, two central heating radiators and two ceiling light points.

**Additional Lounge View**



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" (6.40 x 5.79)**



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.

**Kitchen Area**



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.

## Family Area



## First Floor Accommodation



Stairs rising from ground floor reception hall to first floor landing, carpet flooring, central heating radiator and ceiling spotlights

## Master Bedroom 13'7" x 11'5" (4.14 x 3.48)



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.

## Master 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" (3.53 x 2.41)



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" (3.76 x 3.00)**



Two double glazed windows to rear elevation, carpet flooring, central heating radiator and built in storage cupboard.

**Bedroom Three 10'0" x 8'9" (3.05 x 2.67)**



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 tub, 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.

**Guest Suite /Office / Bedroom Five 15'4" x 10'9" (4.67 x 3.28)**



Double glazed door with glass panel insert to front elevation, 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.

## Patio Seating Area



The patio is laid with the same tiling as inside to create one large living and entertaining space.

## Rear Garden



Laid to lawn and generous patio.

## Rear Garden.



Integrated outside lighting

## Side Courtyard



## Garage

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

## General Information

**POSSESSION:** Vacant possession will be given upon completion of the sale.

**SERVICES:** Mains electricity, gas, water and drainage are available

**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944

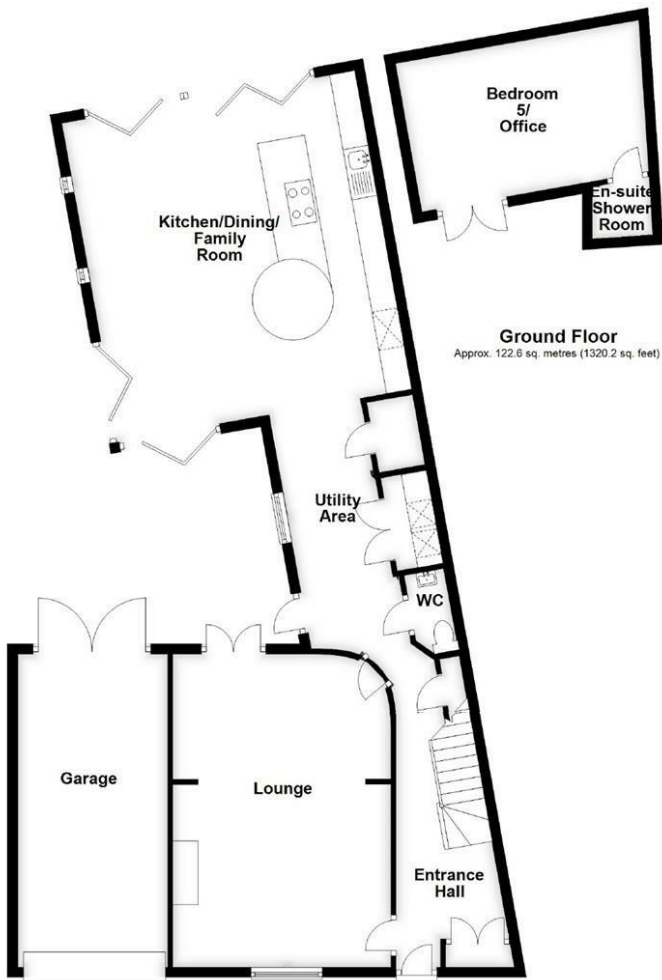
**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**TENURE:** The agents are advised that the property is Freehold.

**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

**VIEWING:** Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.

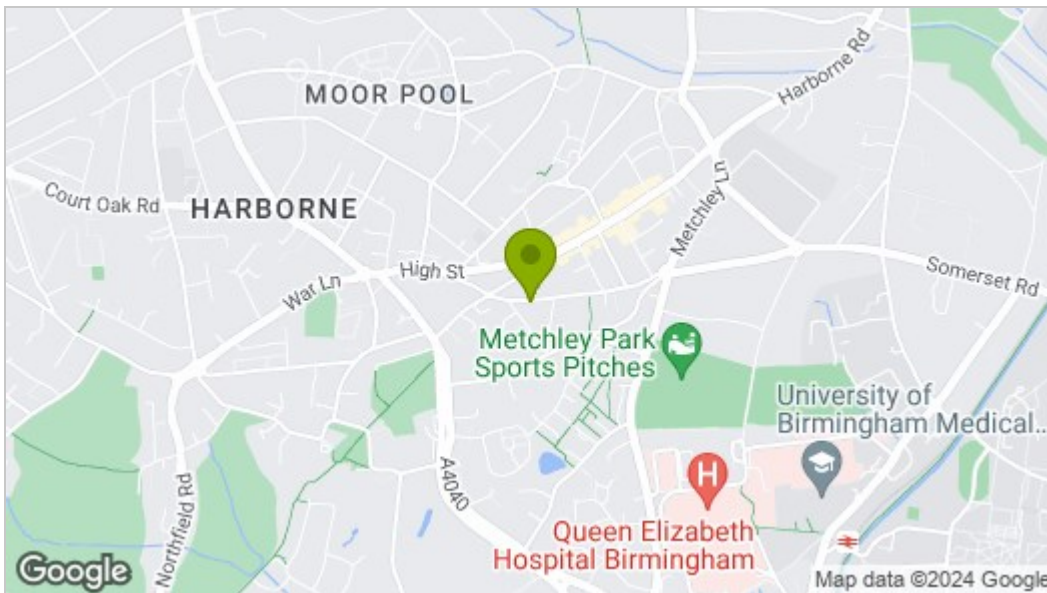
## Floor Plan



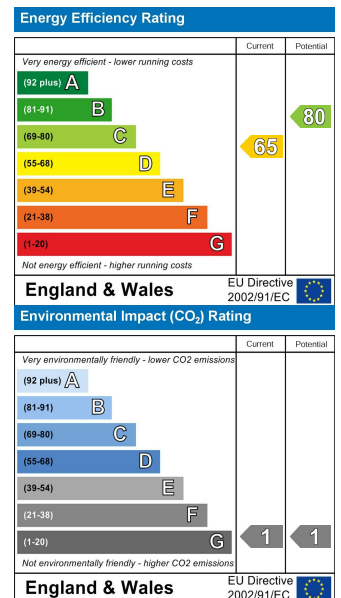
Total area: approx. 193.6 sq. metres (2084.0 sq. feet)

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

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.