

# HUNTERS<sup>®</sup>

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## Fitzroy Avenue

Birmingham, B17 8RN

Asking Price £395,000



- DETACHED BUNGALOW
- OFF ROAD PARKING
- GARAGE

- PRESTIGIOUS HARBORNE LOCATION
- THREE BEDROOMS
- EPC RATING D

Tel: 0121 647 4233

# Fitzroy Avenue

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A spacious and beautifully maintained three bedroom bungalow positioned within this prestigious Harborne location. This exclusive property type is surrounded by beautifully manicured front and rear gardens and sits just on the edge of Harborne providing convenient transport links directly into Birmingham City Centre. The bungalow additionally benefits from a garage and off-street parking. Being Sold with No Upward Chain.

Set back away from the road this unique property provides gas central heating and is fully double glazed. A driveway provides space for multiple cars in tandem and leads directly to the properties entrance. The internal accommodation briefly comprises entrance hallway, an L-shaped open plan lounge dining room which leads into a beautifully modernised fitted kitchen. The bedroom accommodation is towards the rear of the property and comprises of three double bedrooms and a modern shower-room suite. The rear garden is wonderfully secluded and low maintenance and provides access to the garage.

Fitz Roy Avenue is renowned as one of the most prestigious addresses across Harborne. This highly desirable road is perfectly situated to provide convenient access into Harborne Village High Street along with equally ideal access links in-and-out of Birmingham City Centre and the local motorway network nearby. The Queen Elizabeth Medical Complex and Birmingham University are both within approximately a two mile radius of the property along with a wide range of schools for children of all ages in excellent proximity in both the private and state sectors - most notably including Harborne Primary and the Blue Coat schools.

## Frontage and Approach

Set back beyond mature gardens to the front, this detached property has a tandem driveway to the side providing ample parking and car port, along with access to the single garage and entrance porch. The mature front garden benefits from manicured hedgerow providing privacy to the front and decorative stones.

## Vestibule Entrance Porch

Having UPVC door to side elevation with leaded light stained glass feature inset and access into entrance hall via secondary hardwood front door with obscured multi pane windows

## Entrance Hall

Having central heating radiator, storage cupboard and access into inner hallway

## Living and Dining Room

Benefiting from being open plan, this bright and spacious room has two double glazed windows to the side elevation providing plenty of natural light to both areas. The living area has an electric wall mounted fire, pendant ceiling light point and central heating radiator, whilst the dining area also benefits from having a central heating radiator and pendant ceiling light point with glazed door accessing the kitchen

## Kitchen

The fully fitted kitchen provides a range of modern wall and base units with contrasting work surfaces, stainless steel sunken sink with mixer tap and chrome towel rail. Furthermore, there are integrated appliances to include; fridge and freezer, washer dryer, oven with grill, electric hob and complimentary tiled splashback. There is a door to the side lean to along with double glazed window.

## Lean to

Providing access directly from the front to the rear of the property, along with space for a tumble dryer and ceiling light point

## Inner Hallway

Access from the entrance hall, the inner hall

provides entry into the bedrooms and family shower room. Having loft access and cupboard housing gas fired wall mounted boiler.

## Bedroom One

Having double glazed window to rear elevation, central heating radiator and built in wardrobes

## Bedroom Two

Having double glazed sliding patio door opening into rear conservatory and central heating radiator

## Bedroom Three

Having double glazed window to side elevation and central heating radiator

## Shower Room

Fully tiled shower room with two obscure double glazed windows to side elevation. White suite comprising low level wc, vanity unit wash hand basin, walk in shower cubicle and chrome towel rail

## Conservatory

UPVC and brick construction with electric heater and access into the rear patio and garden

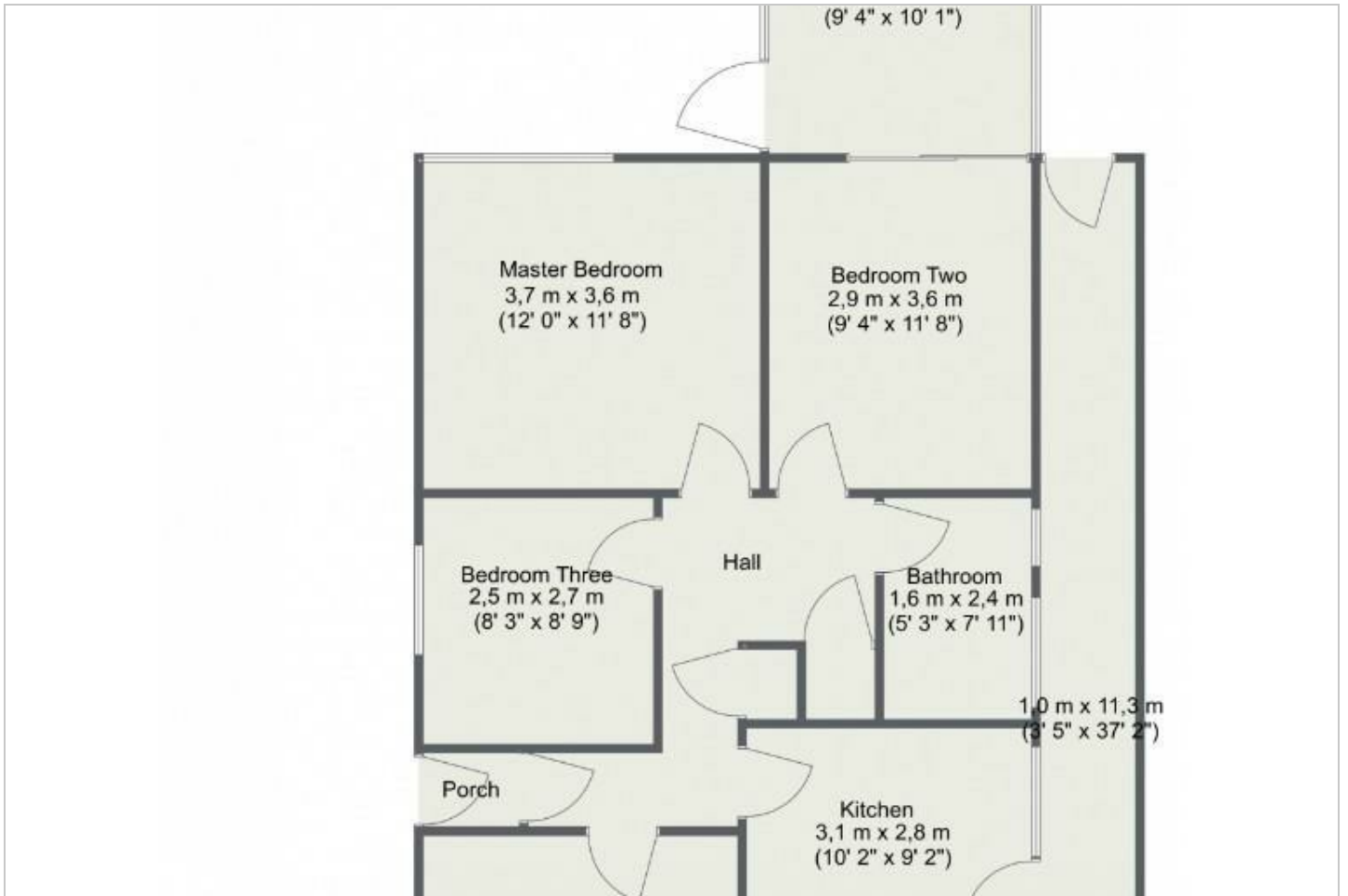
## Rear Gardens

A quaint low maintenance area with slate patio, evergreens to the rear, fenced perimeter, timber shed and access into the garage

## Garage

Having up and over door, ceiling light point, power points and ample space for storage

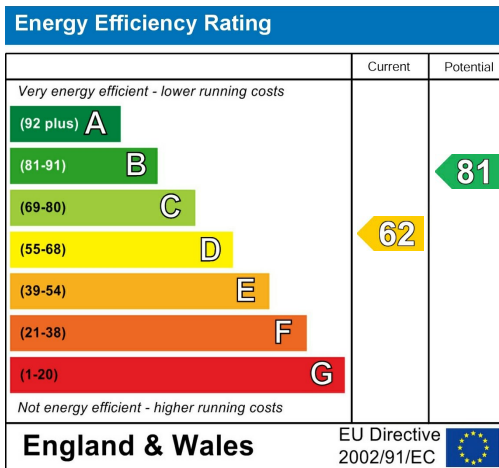
# Floorplan







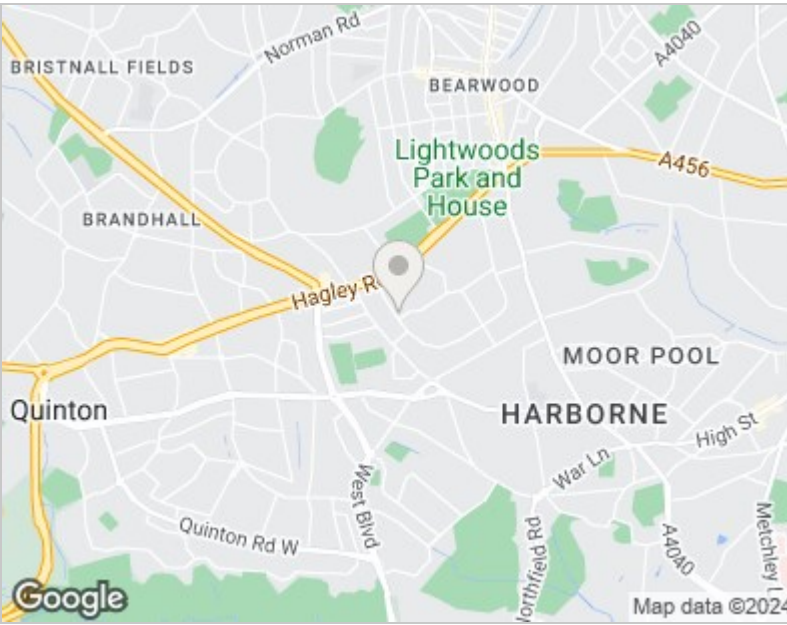
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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