



## Fitz Roy Avenue

Harborne, Birmingham, B17 8RJ

Asking Price £1,275,000



- Executive Six Bedroom Detached Residence
- Wonderfully Maintained Front and Rear Gardens
- Large Driveway with Two Integral Garages
- Offered with Closed Chain
- Highly Prestigious Harborne Location
- Original Retained Period Features Throughout
- Excellent Access Links to QE Medical Complex , Birmingham University, City Centre & M5 Motorway
- EPC Rating - E



# Fitz Roy Avenue

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A truly exceptional, six bedroom executive detached residence situated on one of Harborne's most premier addresses. This imposing and traditionally designed family home sits on 1/3 of an acre and offers spacious and well appointed accommodation which has retained a host of original period features throughout with plenty of scope for further development subject to the relevant planning permissions.

This eye-catching property is set over two floors and currently provides approximately 2142sqft of internal accommodation. This briefly comprises a traditional and centrally positioned entrance hallway with three generously sized reception rooms, one of which is the breakfast room perfectly complimented alongside the kitchen. There is a equally sizable additional utility room with a downstairs WC. The upstairs includes a wonderful split level landing space stretching across the width of the property and providing access to six bedrooms, including a master with beautifully re-designed en-suite shower room and two additional generous double sized rooms, and three further bedrooms, complimented perfectly with a family bathroom suite. A large integral double garage completes the property.

Outside to the front of the property is a gravel drive with parking for several vehicles and access to the double garage, with a impressive and substantial rear garden providing wonderful outdoor entertaining space and with a variety of mature trees, bushes and plants throughout.

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.

## Property Accommodation

### Entrance Hall

Oak entrance door and side windows with leaded and stained glass, oak strip floor, beamed ceiling, period-style radiator, and cloaks/storage cupboard under stairs. Oak panelled walls topped with plate rack. Oak doors and frames leading to living and dining rooms. Door leading to Breakfast Room.

### Staircase

Staircase is Wilton wool carpeted with brass stair rods and leads to split level landings. Both landings have oak strip floors, wall light points and wood picture rails.

### Front Reception Room

Wide arched recess containing gas flame fire in an oak fire surround and mantel. Black polished marble hearth. Original coved ceiling cornices. Large ceiling rose feature. Three double radiators in bay. Stained wood floor to match hall.

### Rear Reception Room

Central double French doors leading to garden terrace, gas flame wall fire with tiled hearth. Original coved ceiling cornices. Double radiator. Stained wood floor to match hall. Ceiling light point in large rose.

### Breakfast Room

Oak strip floor. Full height glazed cupboard/drawer unit to side of chimney breast. Open fireplace with period wood and ceramic tiled surround and mantel with tiled hearth. Large wall mirror above mantel. To other side of chimney is a matching floor cupboard with shelf over and a range of bookshelves above. Double radiator. Coving to ceiling. Ceiling light point with rose. Wide archway into kitchen.

### Kitchen

Fired Earth terracotta tiled flooring. Ceramic tiled work surfaces and splashbacks on a range of cherrywood wall and floor units with built-in Bosch refrigerator. Stainless steel double sink and drainer with swivel mixer tap. AGA double oven gas cooker which also heats hot water supply to kitchen, utility and bathrooms. Door leads to utility room. Range of recessed ceiling lights. Spotlights over sink unit.

### Utility Room

Fired Earth terracotta tiled flooring. Part ceramic tiled walls, work surfaces and splashback. Solid beech wood unit incorporating Belfast porcelain sink and brass mixer taps, with full-length shelf under. Range of wall shelving. Potterton Kingfisher gas-fired central heating boiler under worktop. Radiator. Range of recessed ceiling lights. Spotlight over sink unit. Hot and cold water supply points for washing machine. Doors to WC and garage. Half-glazed external door to garden terrace.

### Downstairs WC

Fired earth terracotta tiled flooring. White porcelain w.c. and cistern. White porcelain corner wash hand basin with mixer tap. Chrome soap dish. Radiator. Ceiling light point, half height with Fired Earth brick-effect glazed ceramic wall tiles.

### Split Level Landing

The upper landing has a double radiator and access hatch to the loft. Doors lead off to Bedrooms 1, 2 and 6 and also a door to access the en-suite shower pump system for maintenance. It has natural daylight supplied by a "sun tube" in the ceiling. The lower landing has a radiator, with doors leading off to Bedrooms 3, 4, and 5, and the family Bathroom. Natural light is gained from the leaded stained-glass window at the end of the landing, with fitted roller blind and feature window reveals.

### Bedroom One

Clear varnished wood flooring. Double radiator. Ceiling light point. Excellent outlook over the rear garden. Door leads to the en-suite.

### En-Suite

Recently beautifully re-fitted and re-decorated en-suite. Porcelanosa stone floor and wall tiles (full-height on three walls). Large 1.6 metre long walk-in shower tray with high-capacity waste outlet, powered Aqualisa shower with two shower heads (one deluge and one on flexible hose), clear glass shower screen. Mosaic tiled recess in shower area for toiletries. Fitted large chrome towel rail. Two large Sottini wash basins each with mixer taps and incorporating

deep storage drawers and shelves underneath. Two Sottini wall cupboards above the basins each with mirrored doors and LED lighting within the mirrors. Light switch and shaver/toothbrush power point under each cupboard. Sottini floor-mounted close-coupled WC and cistern. Sottini wall mounted tall cupboard. Double radiator and ceiling light point. Ceiling vented extract fan. Two windows to rear elevation each with fitted wooden slat blinds.

### Bedroom Two

Fitted Wilton wool carpet to floor. Two radiators in bay. Ceiling light point. Fitted window blinds.

### Bedroom Three

Beech wood strip flooring. Double radiator and ceiling light point. Interesting oriel bay window overlooking front garden, with large deep window sill. Fitted window roller blinds. Wood picture rail.

### Bedroom Four

Fitted Wilton wool carpet to floor. Radiator and ceiling light point. Fitted window blind. Wood picture rail. Feature window reveals.

### Bedroom Five

Stained wood floor to match landing floor. Radiator and ceiling light point. Fitted window blind. Wood picture rail. Feature window reveals.

### Bedroom Six

Stained wood floor to match landing floor. Radiator. Ceiling light point. Charming large window with window seat. Fitted window roller blind and feature window reveals.

### Bathroom

Stunning Art Deco styled with BC Sanitan sanitaryware reminiscent of the 1930's era as depicted in London's Savoy Hotel. Ceramic tiled floor and half-height ceramic tiles to all walls. Shower cubicle with full height ceramic tiles, power shower with Mira flexible head, with chrome soap dishes and featured hinged glass door. Large wash basin on pedestal with hot and cold taps with shaver/toothbrush power point and glass shelf above. Floor mounted close-coupled WC and cistern. Floor mounted bidet with mixer tap. Enamelled steel bath with mixer taps and flexible handheld shower. Built-in large tiled shelf and wood bath panel. Fabulous Art Deco style mirror and wall light fittings. Radiator and plumbed-in original 1930's heated towel rail. Airing cupboard with double-doors, slatted shelving containing hot water cylinder and shower pump. Double door storage cupboard above with slatted base. Moulded plaster coving to ceiling and ceiling-vented extract fan. Large window to front elevation with plastered reveals and designer fitted wooden slatted blind.

### Garage

Two single garages connected by wide opening between the two, incorporating water, gas, and electricity meters. White porcelain wash hand basin with hot and cold taps. Hose pipe connection tap. Fluorescent lights. Double side-opening part-glazed timber garage doors.

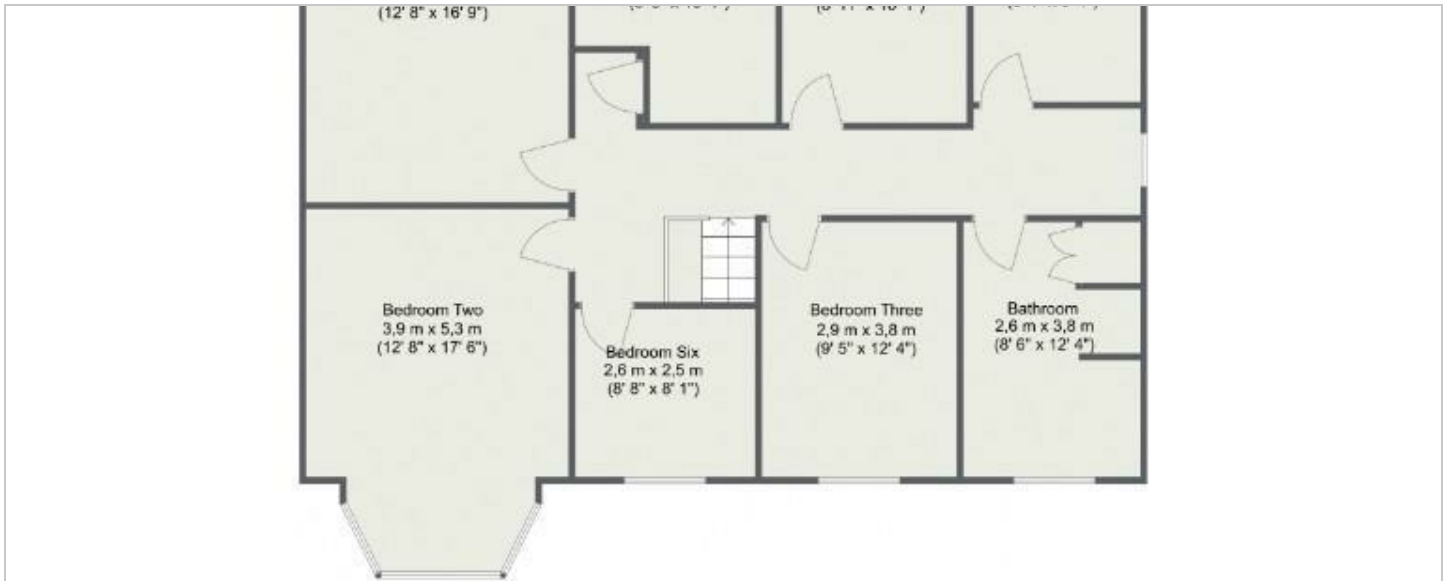
### Rear Garden

Delightful and secluded rear garden over which there are excellent outlooks from the rear of the house. The sandstone-paved terrace is full width of the plot and is of ample depth to accommodate garden furniture. At the side of the house there is an access gate from the front garden which leads into a sandstone paved area with timber pergola stocked with a magnificent wisteria, climbing roses and clematis, leading onto the terrace at the rear. A well-stocked rockery and sandstone-paved steps lead onto the large lawn with shaped borders containing numerous shrubs, mature trees, a rose bed and a large wrought iron gazebo. There is excellent screening at the bottom of the garden with a mature apple tree and a variety of shrubs and small trees, where is located a timber 10' x 8' garden shed with built-in worktable. External tap outside utility room with connectors for garden hose reel and hose pipe to bottom of garden.

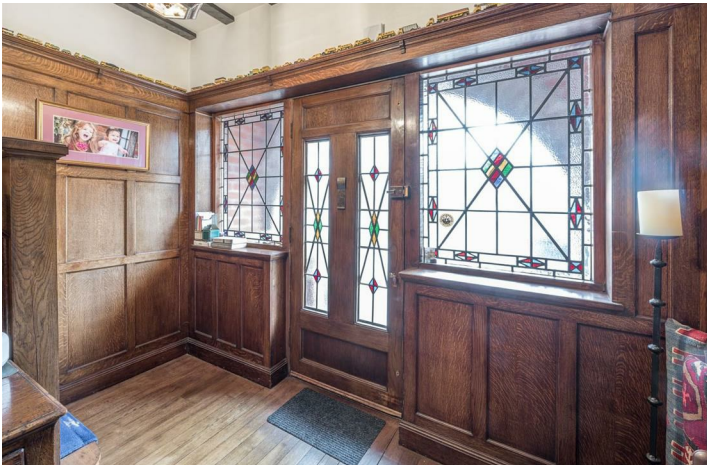
### Additional Notes

Access hatch above upper landing. Hatch incorporates fold-down access steps with handrail. Huge open space that covers the whole of the area of the house. Boarded out by a specialist loft conversion company, incorporating additional ceiling joists for structural strengthening. Well-lit by fluorescent lighting and power points installed. 'Velux' window to side elevation. Cold water and header tanks.

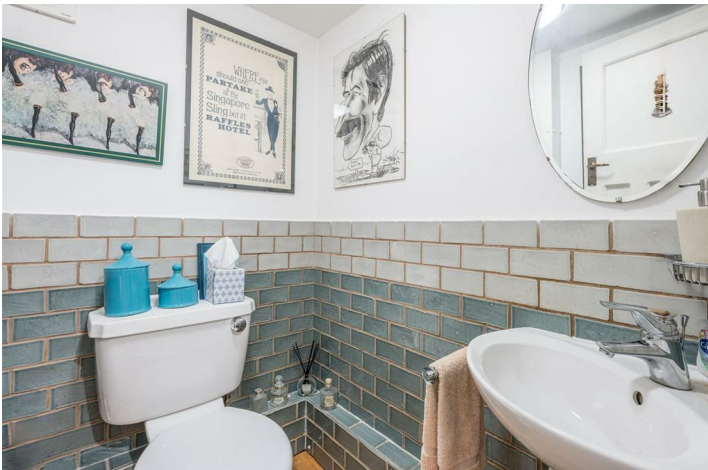
# Floorplan



## Ground Floor



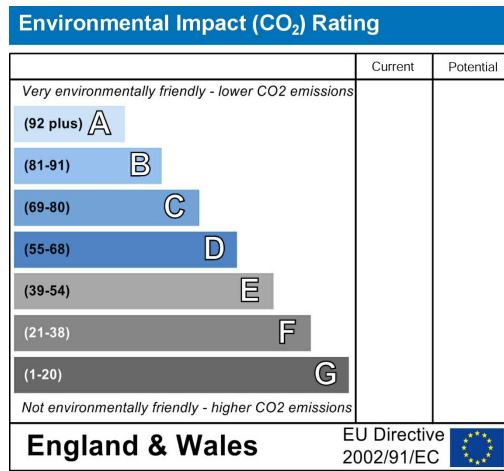
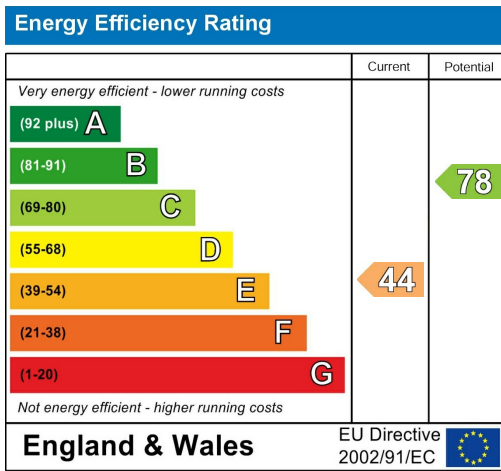








### Energy Efficiency Graph

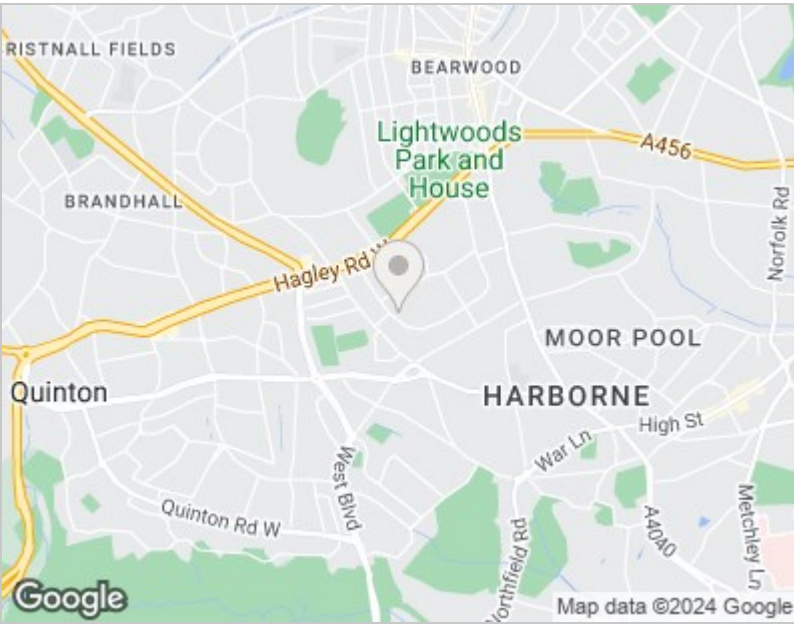


### Viewing

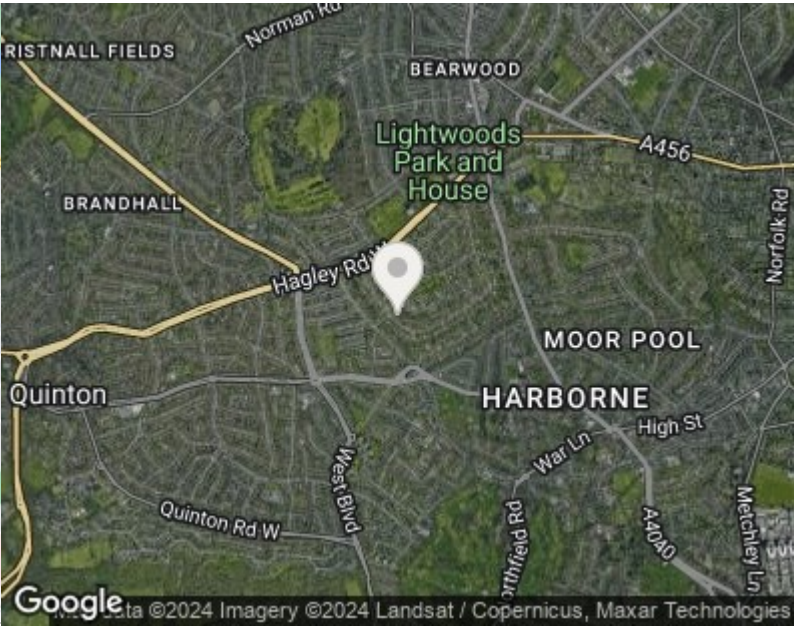
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Road Map



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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