



George Dixon Road

Edgbaston, Birmingham, B17 8LQ

£570,000



- Immaculate Detached Family Home in Popular Cul-De-Sac
- Located in Edgbaston in Excellent Proximity to Harborne
- Open-Plan Kitchen Dining Room
- Excellent Access Links to Birmingham City Centre and QE Medical Complex
- Four Good Sized Bedrooms
- Garage And Driveway
- Landscaped Rear Garden
- EPC Rating - B

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An immaculately presented and modern detached family home situated in this sought-after and quiet cul-de-sac location on the Harborne/Edgbaston border. Built by David Wilson Homes this modern four bedroom residence provides luxury internal accommodation and still includes two years NHBC warranty.

This attractive double fronted home is set over two floors, offering incredible high quality fixtures and fittings alongside a modern gas central heating system and double glazing throughout. The property approach includes a driveway suitable for at least two, with garage access and a decorative fore-garden and pathway leading to the entrance.

As you enter into the entrance hallway, a noticeable array of natural light spreads through the property, with the hallway providing staircase to the first floor with guest cloakroom and access into all downstairs accommodation. This includes an excellent study room, with separate family lounge with a beautiful box bay window. Towards the rear of the property is a fantastic open-plan kitchen dining room which has french doors leading out to the rear garden. The high quality kitchen includes wall and base level units with complimentary work surfaces and splash-back, along with all the necessary integrated kitchen appliances. A doorway leads to an additional utility room and the single garage which completes the downstairs.

As you head upstairs on to the spacious and airy landing area, you have four generously sized double bedrooms, including master bedroom with an en-suite shower room and three further bedrooms providing ideal accommodation for a family. The bedrooms are complimented perfectly with a family bathroom suite fitted with WC, wash hand basin and bath with separate shower.

To the outside is a superbly landscaped rear garden with excellent patio and lawn areas with a fenced boundary and access into the garage, low maintenance but the perfect space for children and family entertainment.

The property is situated in this quiet and sought-after cul de sac just on the border of Harborne within Edgbaston. The property is superbly placed for convenient access into Birmingham City Centre, and to all the excellent amenities within Harborne Village, including its renowned school catchment and highly popular shops such as M&S Food Hall and Waitrose supermarket. The property is also well placed for access to Queen Elizabeth Medical Complex and Birmingham University, as well as the A456 Hagley Road which links directly with the M5 motorway network, along with access to the M6 is just beyond the city centre.

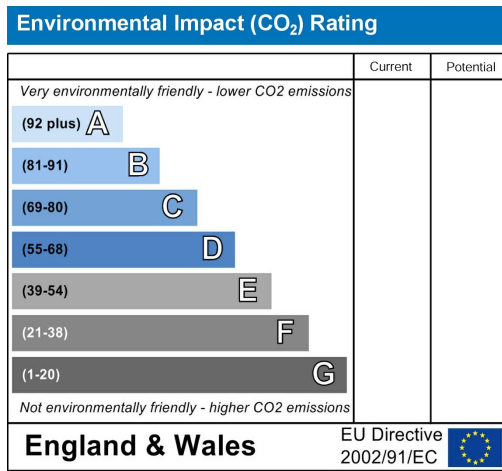
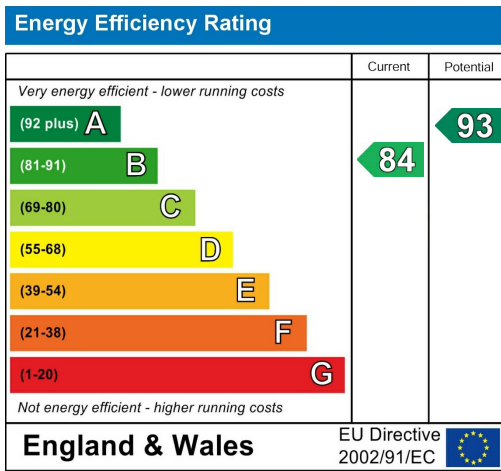
Floorplan







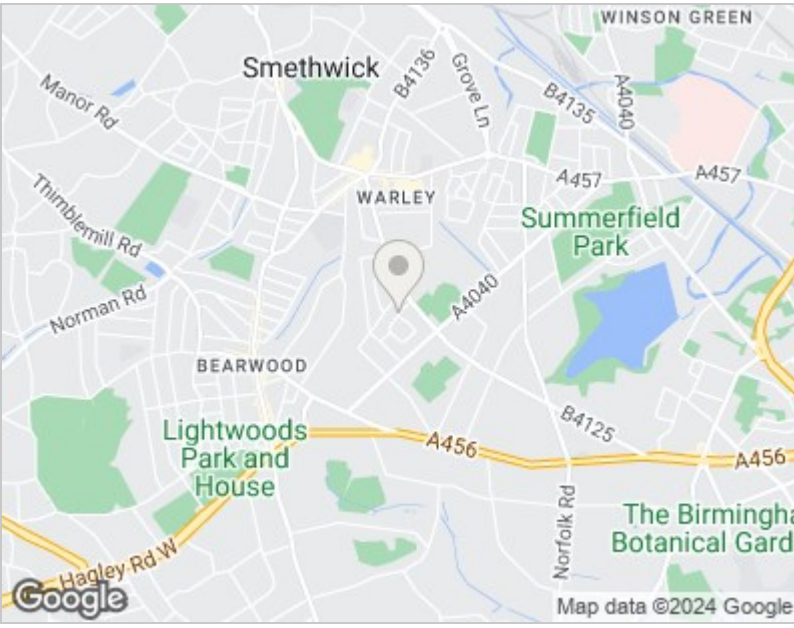
Energy Efficiency Graph



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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