



Fountain Road

Edgbaston, Birmingham, B17 8NP

Offers In The Region Of £475,000



- Spacious and Extended Semi Detached Family Home
- Well Presented Throughout
- Off Road Parking
- No Upward Chain
- Five Double Bedrooms
- Excellent Location with Convenient Access Links to City Centre and Harborne Village
- Potential for Further Development Subject to Relevant Planning Permission
- EPC Rating - D

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A well maintained and extremely spacious semi detached property situated in this popular location on the Harborne/Edgbaston border. This five double bedroom family home spans over 2300 square feet and retains a wealth of original features and character, additionally benefitting from off road parking and a beautiful rear garden. Being Sold with No Upward Chain.

This extensive home is set across three floors and requires some aesthetic decorative modernisation in areas, complete with part double glazing and gas central heating.

As you enter the property through the uPVC porch, a large welcoming hallway provides staircase to the first floor with some useful fitted storage space. There are two extremely spacious front and rear reception rooms, both with feature fireplaces and with the rear reception room having patio doors leading out to the rear garden. A spacious kitchen dining room includes a dining area with feature exposed brick chimney breast, with the kitchen area comprising wall and base level units with complimentary work surfaces and tiled splash-back, space for freestanding kitchen appliances and a side access. A single storey rear extension provides an additional utility area with space and plumbing for washing machine, and that leads through to a partly tiled refitted bathroom including WC, vanity sink unit and bath with separate shower.

Across the first floor is three generously sized double bedrooms off a spacious landing area, complimented by a newly fitted bathroom including vanity sink unit, bath with separate shower cubicle with rain-head, and a separately refitted WC.

Off the second floor are two further spacious double bedrooms, one with large walk-in storage cupboard space.

The rear garden is beautifully maintained with patio and large lawn space and a variety of mature plants, bushes and small trees throughout. The ideal outside space for entertaining family and guests alike.

The property is conveniently located just off the Hagley Road and close to City Road. It is readily accessible to a number of medical centres including the Queen Elizabeth Medical Complex and City Hospital. There are also excellent amenities nearby at Harborne and Bearwood High Street. The splendid grounds of Edgbaston Reservoir and Lightwoods Park are within a reasonable distance and regular transport services lead directly into Birmingham City Centre providing a vast array of leisure, entertainment and shopping facilities.

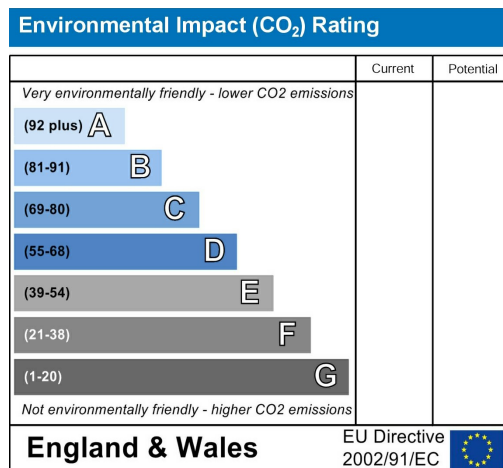
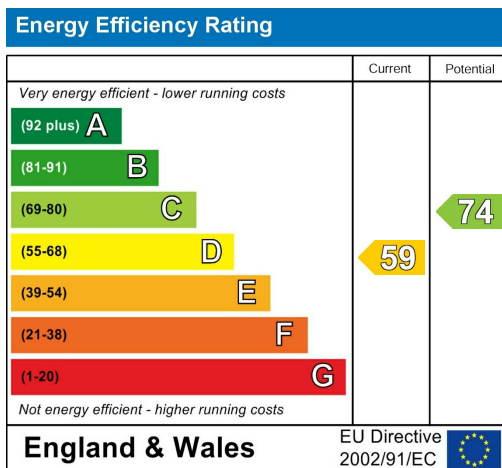
Floorplan







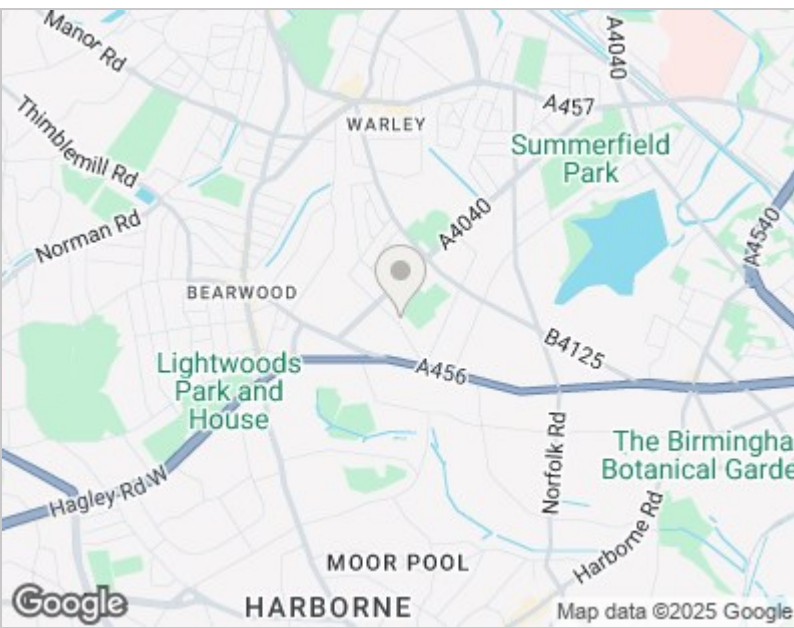
Energy Efficiency Graph



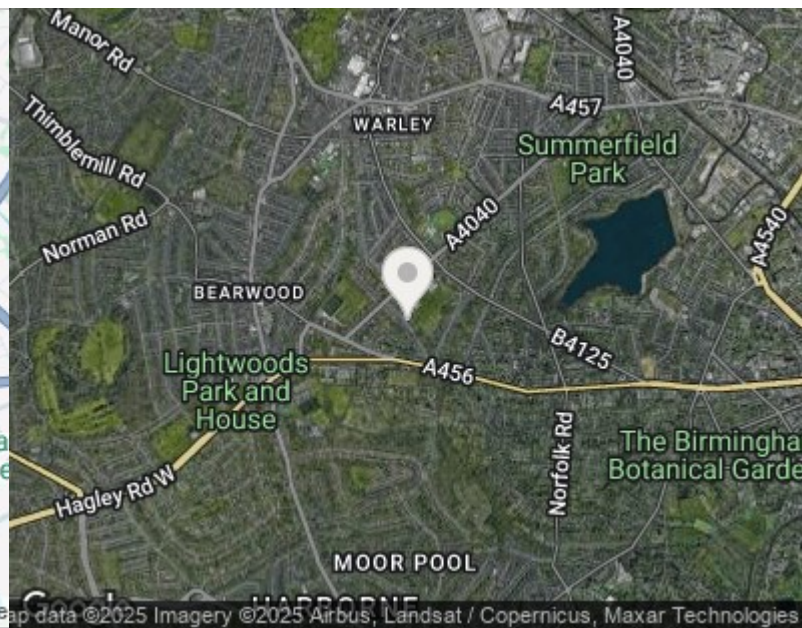
Viewing

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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