



Stapylton Avenue, Harborne, Birmingham, B17 0BA

- Beautifully Renovated Family Home in Popular Cul-De-Sac Location in Central Harborne
- Extended and Refurbished Throughout to an Excellent Luxurious Standard
- Beautiful South Facing Rear Garden
- Excellent Access Links to QE Medical Complex and Birmingham University
- Five Double Bedrooms
- Open-Plan Kitchen Living at Rear of Property
- Spacious Driveway for Multiple Cars
- EPC Rating - C

Offers In The Region Of £725,000



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DESCRIPTION

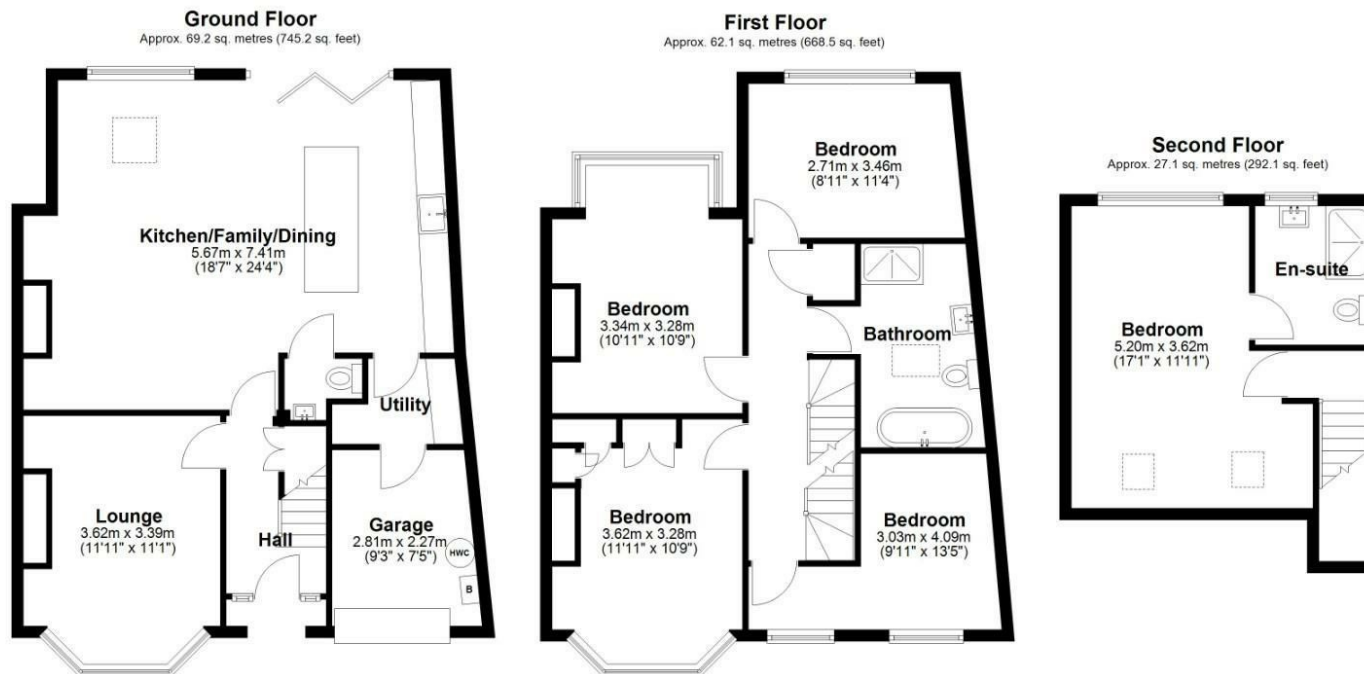
A wonderfully refurbished and extended family home situated in this popular cul-de-sac location within Central Harborne, ideally located for St. Peters Infant and Junior Schools. This immaculate five double-bedroom property provides over 1700 square feet of luxurious accommodation including an open-plan kitchen living area with the additional benefit of a superbly maintained south facing rear garden.

The property approach includes a large block paved driveway providing space for three cars, with a stone flowerbed border and leading to the integral garage and property entrance.

A composite door leads into a welcoming hallway, with staircase to the first floor and storage underneath, with engineered oak flooring continuing throughout to the rear living space of the property. A cosy front reception room includes a marble feature fireplace with gas fire and bay window. Occupying the entire rear of the property is a superb open-plan living space, with bi-folding doors out to the rear garden, skylight and large picture window providing an array of natural light, combining ample space for both dining and living areas and a modern refitted kitchen. The living area includes a log burner, with the kitchen comprising wall and base level units with "Corian" worktops and matching island complete with breakfast bar. The kitchen is fully integrated and includes oven, grill and induction hob, with integrated fridge freezer and dishwasher also. A separate utility room includes space and plumbing for washing machine, tumble dryer and various other kitchen appliances, with a WC also completing the ground floor. To the first floor, a double storey extension has created space for four generously sized double bedrooms, beautifully presented and complimented by a large partly tiled bathroom comprising WC, vanity sink unit, freestanding bath with a separate walk-in shower cubicle and rain-head.







Total area: approx. 158.5 sq. metres (1705.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Viewings

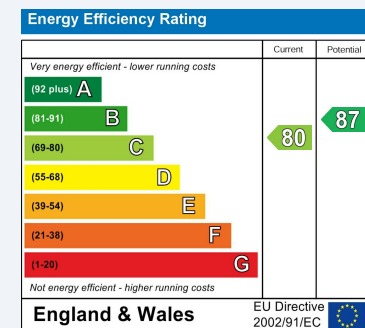
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.