

HUNTERS[®]

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Fitz Roy Avenue

Harborne, Birmingham, B17 8RJ

Offers In The Region Of £1,395,000  7  2  4  D

- Executive Detached Residence in Highly Prestigious Harborne Location
- Excellent Scope for Further Extension and Development
- Large Driveway for Multiple Cars
- Excellent Access Links to QE Medical Complex , Birmingham University, City Centre & M5 Motorway
- Seven Bedrooms
- Situated within Wonderfully Maintained Front and Rear Gardens
- Four Reception Rooms and Large Breakfast Kitchen
- EPC Rating - D

Tel: 0121 647 4233

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A truly exceptional, spacious seven bedroom executive detached residence situated on one of Harborne's most premier addresses. This imposing and traditionally designed family home sits on approximately one third of an acre and offers spacious and well appointed accommodation throughout with plenty of scope for additional further development subject to the relevant planning permissions.

This eye-catching property is set over three floors and currently provides approximately 3489 sqft of internal accommodation. The frontage includes a large driveway providing off-street parking for multiple cars with a mature front garden area. Entering into the property, a traditional and centrally positioned reception area and hallway welcomes you, including a staircase to the first floor with storage underneath, with access to a fully tiled guest cloakroom and access to all the ground floor accommodation. A total of four reception rooms occupy the ground floor, including a cosy TV room, large open-plan lounge-dining room across the rear overlooking the rear garden, and a converted garage creates a useful study room or home office.

A spacious breakfast kitchen comprises wall and base level units with complimentary worktops and matching island with breakfast bar. There is an integrated dishwasher and space for 'Rangemaster' style oven and American fridge freezer, with a side access to the rear garden. Off the kitchen is an equally sizable secondary kitchen and utility room providing additional storage and units, space and plumbing for washing machine and tumble dryer, secondary gas hob, space for all further kitchen appliances whilst also housing the central heating boiler and providing access out to the side of the property.

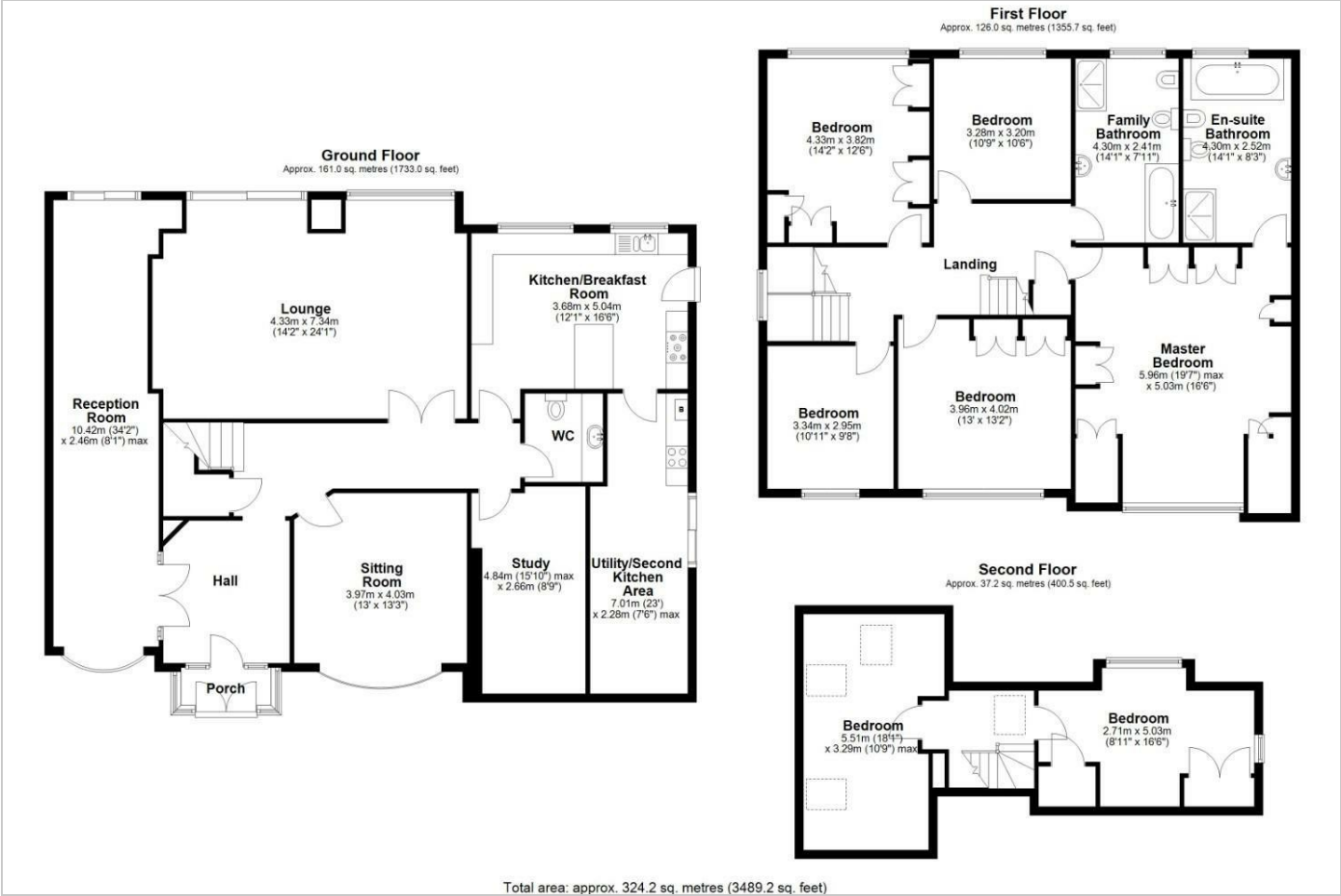
The upstairs accommodation is set over two floors, with the first floor providing a spacious landing area and a beautiful stained glass window to the side elevation, with access into five generously sized double bedrooms.

Of the five bedrooms on the first floor, four include a combination of fitted wardrobes and drawers, with the large master bedroom suite also including a fully tiled en-suite bathroom comprising WC, vanity sink unit, bidet, Jacuzzi whirlpool bath and an enclosed power shower. There is also an additional fully tiled re-fitted bathroom to this floor that includes WC, vanity sink unit, bidet, large bath and separate walk-in shower cubicle with electric shower. The second floor provides access into two slightly smaller double bedrooms that include eaves storage.

At the rear of the property is a beautifully maintained and secluded garden, providing large patio with steps down to a large lawn space with a variety of mature plants, bushes and trees throughout and a concrete garage/outbuilding to the bottom of the garden.

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.

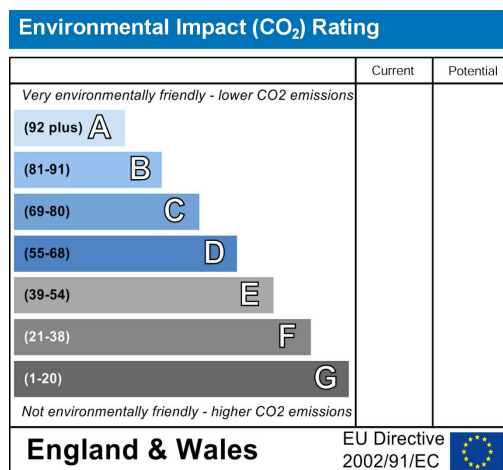
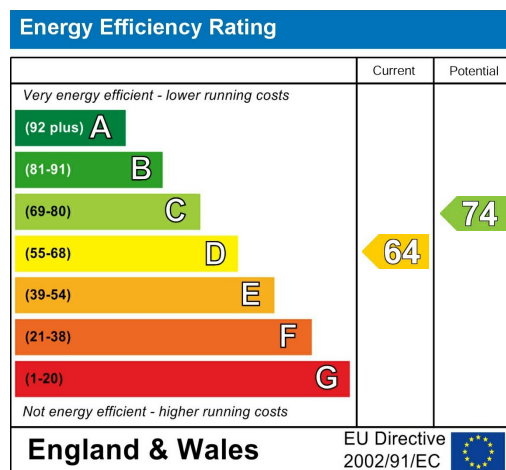
Floorplan







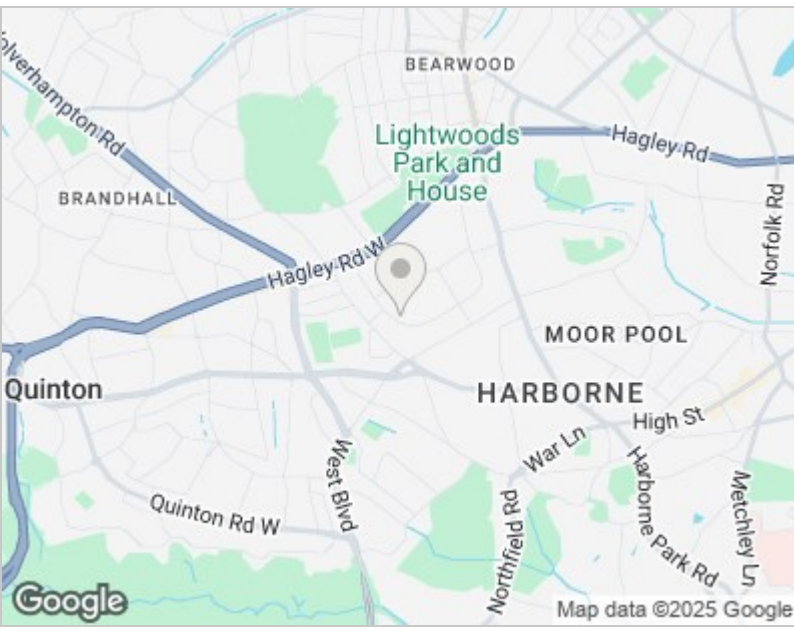
Energy Efficiency Graph



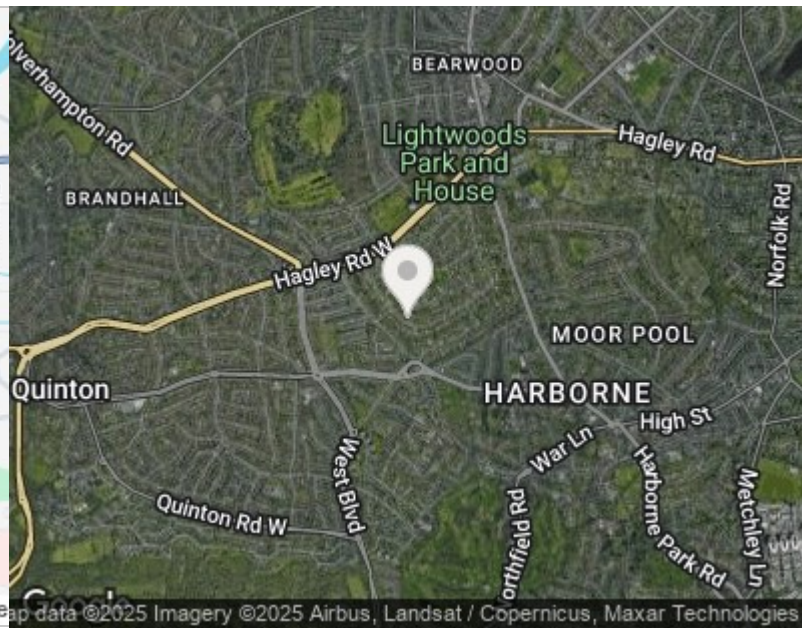
Viewing

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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