



**58 Fitz Roy Avenue, Birmingham, B17 8RJ**  
**Asking Price £995,000**

Hadleigh Estate Agents are delighted to offer this substantial property for sale, offered with no upward chain. Located on the ever popular Fitz Roy Avenue the property offers fantastic potential and scope for development.

The property comprises of spacious and welcoming entrance porch and hallway, leading through to the front lounge boasting a period fireplace. Double doors lead through to the dining room with the added benefit of access to the rear garden, along with access to the study. Further leading off the hallway is a spacious and open plan kitchen diner including convenient pantry. The utility room also gives internal access to the double garage and downstairs guest WC.

The first floor accommodation boasts a spacious landing leading to four double bedrooms, family bathroom with separate WC and additional shower room.

## Location



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 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.

## Entrance Porch/ Hallway



To the front elevation is a UPVC double glazed door, with windows to the front and side. Internally are traditional stained glass windows, leading into the hallway. The spacious hallway boasts panelled walls, traditional wooden bannister leading to the first floor, carpeted flooring and wall lights.

## Lounge



Spacious lounge benefitting from a traditional and open fireplace, being the main focal point of the room. Bay window to the front elevation, carpeted flooring and traditional beams. Ceiling light point, radiator and double doors leading to the dining room.

## Dining Room



Obscure glazed doors lead off from the lounge, with further sliding doors leading to the garden. Wall lights, carpeted flooring, radiator and access can also be obtained through to the hallway, kitchen and study.

## Study



Convenient multi purpose room, currently being used as a study. Sliding patio doors give access to the garden, ceiling light point, radiator and carpeted flooring.

## Kitchen Diner



Fitted kitchen with a range of base and wall units, including breakfast bar. Internal storage cupboard and beneficial pantry. Window to rear elevation along with sliding patio doors to the garden. Radiator and ceiling light points, the kitchen further gives access to the utility room.

## Utility Room



With a range of shelving and worktop space,

including sink. Plumbing for appliances, ceiling light point, windows and rear door to garden. Leading off the utility is internal access to the garage and guest WC.

## Guest WC



High level traditional WC and ceiling light point.

## Garage

Double door garage, offering ample storage space and parking. Complete with electrics and lighting.

## Landing

Wooden bannister, window to the rear elevation, carpeted flooring, radiator and ceiling light point.

## Master Bedroom



Spacious bedroom with bay window to the front elevation, fitted wardrobes complete with vanity unit. Carpeted flooring, radiator and ceiling light points.

## Bedroom Two



Spacious bedroom with fitted vanity unit, window to rear elevation, radiator, ceiling light point and carpeted flooring.

## Bedroom Three



A further double bedroom benefitting from bay window to front elevation, plumbing with vanity unit, carpeted flooring, ceiling light point and radiator.

## Bedroom Four



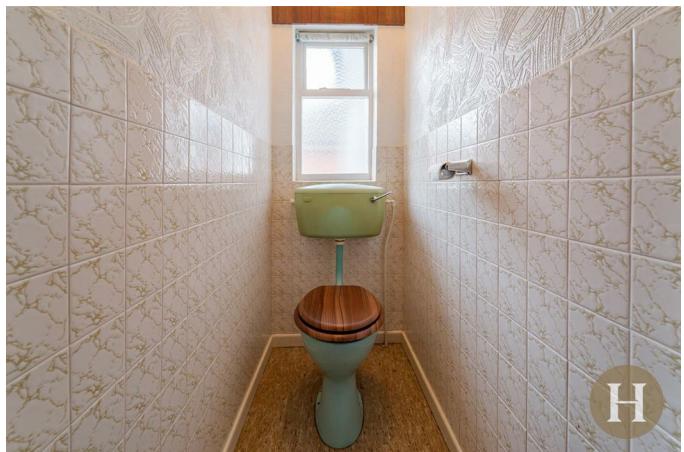
Benefiting from fitted units, window to front elevation, ceiling light point and radiator.

## Bathroom



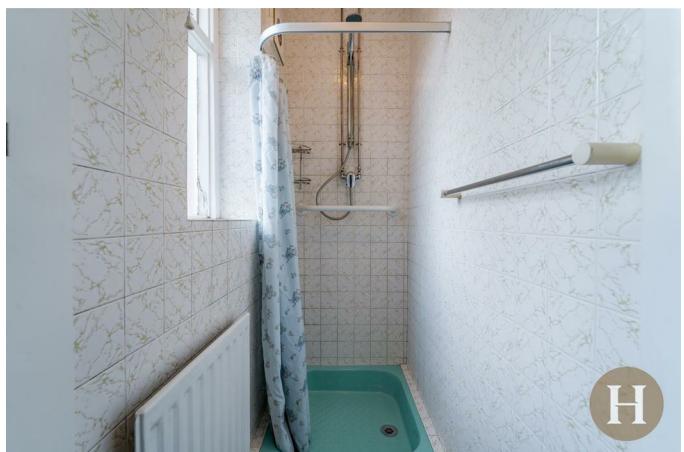
Bathroom with bath, vanity unit and tiled walls. Obscure glazed window to the rear elevation, radiator and ceiling light point.

## WC



Low level flush WC, obscure glazed window to the side elevation, ceiling light point and partially tiled walls.

## Shower Room



Walk in shower cubicle, partially tiled walls and radiator. Obscure glazed window to rear elevation.

## Garden



Private and extensive rear garden, predominantly laid to lawn. Boasting a range of mature shrubs and trees. The rear garden further benefits from a paved patio area.

## General Information

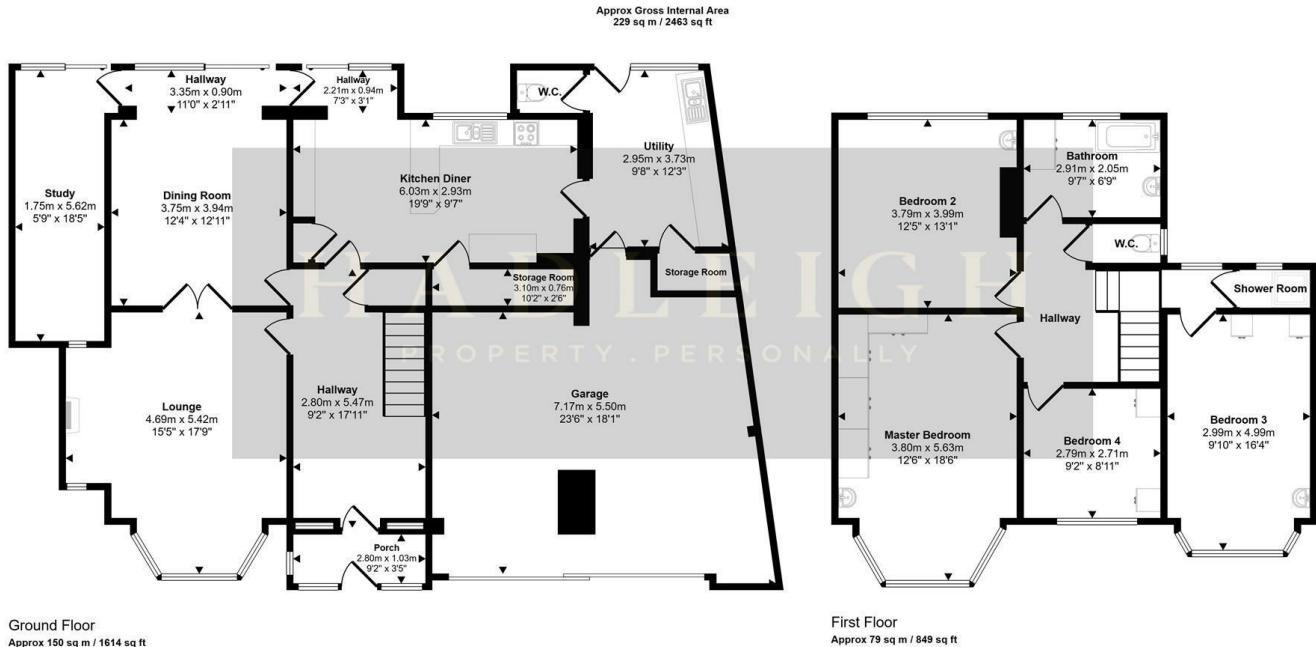
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

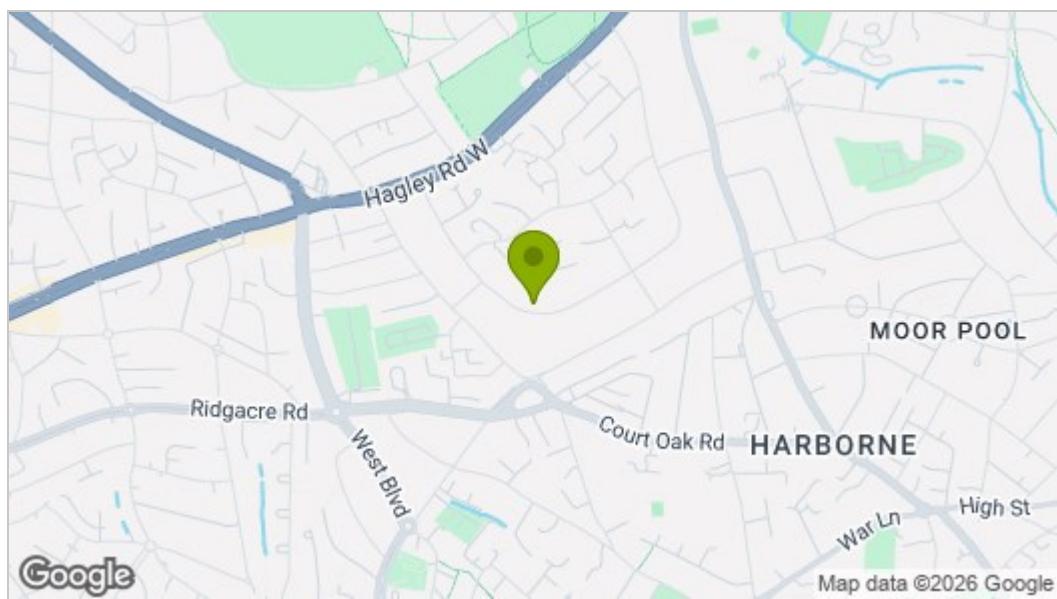
EPC – D

Council Tax Band – G

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

