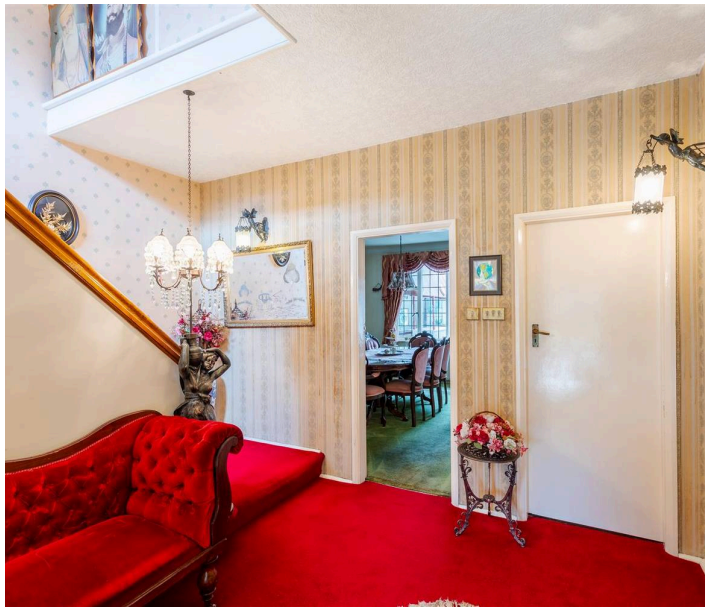


## 54 Hamilton Avenue, Birmingham

£1,350,000 Freehold

A fantastic opportunity to acquire this handsome four-bedroom detached family home located on one of Harborne's prestigious residential addresses, Hamilton Avenue. This property provides a spacious living accommodation set over two impressive floors benefitting from including an indoor swimming pool and bar to the rear, property posing as perfect entertainment and family space. Approached from the road through gated access which encloses a large driveway providing parking for multiple cars an integrated garage.

H



### Location

Hamilton Avenue is well positioned providing easy access to public transport and excellent links to the motorway network. There is easy access to Birmingham International Airport and The National Exhibition Centre. Birmingham University and the Queen Elizabeth Hospital complex are all within a two mile radius of the property. A wide range of schools for children of all ages are available in the vicinity, both in the private and state sector - including Harborne Primary School and Blue Coat School.

### Entrance Hall

Carpeted flooring, ceiling light point, ceiling chandelier pendant, radiator and storage cupboard.

### Front Reception Room

Carpeted flooring, ceiling light point, bay window to front elevation, fireplace with feature exposed brick surround, radiator, fitted bar and archway with corbel design leading to rear reception room.

### Rear Reception Room

Carpeted flooring, gas fire with feature marble surround, two original stained glass windows to side elevation, radiator, ceiling chandelier pendant with original ceiling rose, bay window to rear elevation and archways with corbel design leading to front reception room and dining room.





### **Main Dining Room**

Carpeted flooring, ceiling light pendant with original ceiling rose, two wall light points, radiator, fitted storage unit, double glazed window to rear elevation and archway with corbel design leading to rear reception room.

### **Living Room**

Wood flooring, ceiling light pendant with original ceiling rose, gas fireplace with exposed brick feature surround and archway with corbel design leading to second dining room.



### **Dining Room**

Wood flooring, ceiling light pendant with original ceiling rose, skylight, radiator and archway leading to kitchen.

### **Kitchen**

Tiled flooring, two ceiling light points, integrated appliances, two gas ovens, gas hob and ample storage.





### **Storage Room**

Wood flooring, ceiling light point and fitted storage cupboards.

### **Utility Room / Secondary Kitchen**

Tiled flooring, ceiling spotlight points, window to rear elevation, door to rear elevation, gas oven and hob.

### **Garage**

Two ceiling light points, electric door to front elevation, ample storage space.

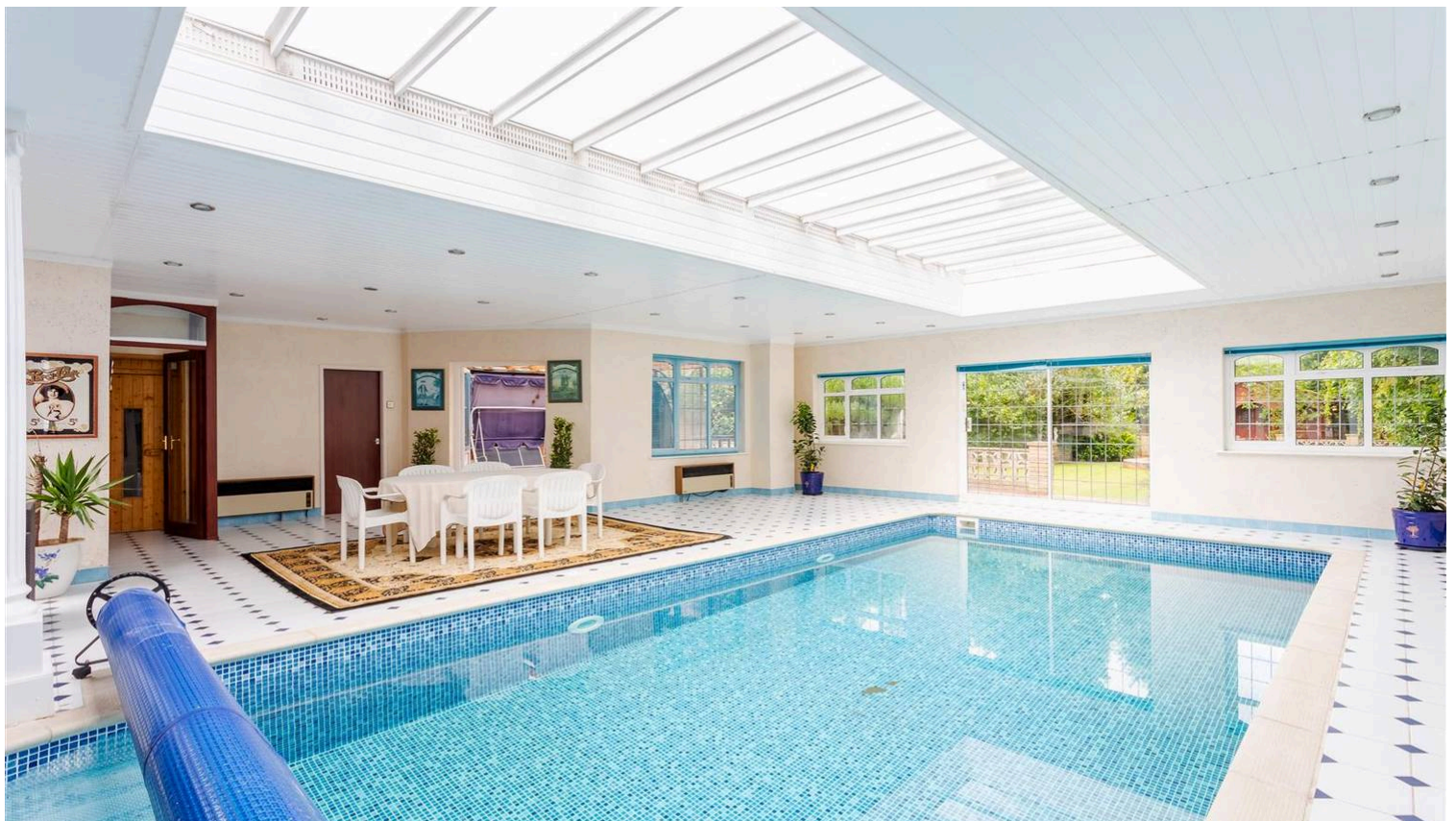
### **Study**

Wood flooring, ceiling spotlight points and two hallway facing windows.



### **Indoor Bar and Swimming Pool**

Tiled flooring, ceiling spotlight points, four windows to rear elevation, two windows to side elevation, French door to rear elevation, four radiators, two ceiling skylights, sauna, bar area and swimming pool.





### **Master Bedroom**

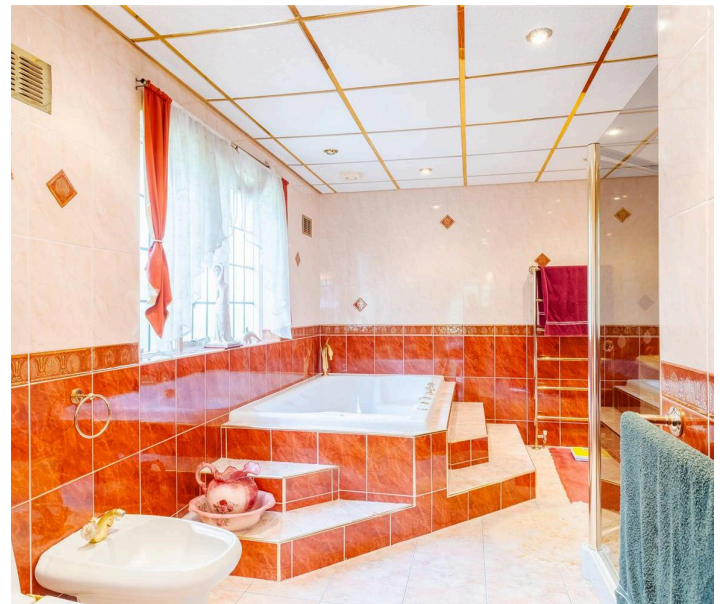
Carpeted flooring, window to front elevation, two ceiling light pendants with original ceiling rose, fitted wardrobe with vanity area and radiator.

### **Master Bedroom Ensuite**

Tiled flooring, two obscure windows to side elevation, ceiling spotlight points, two heated towel rails, low flush W.C, bidet, jacuzzi bath, shower cubicle and double hand wash basin unit.

### **Bedroom Two**

Carpeted flooring, window to rear elevation, ceiling light pendant, radiator and fitted wardrobes.





### **Bedroom Three**

Carpeted flooring, bay window to rear elevation, radiator, ceiling light pendant and fitted wardrobes.

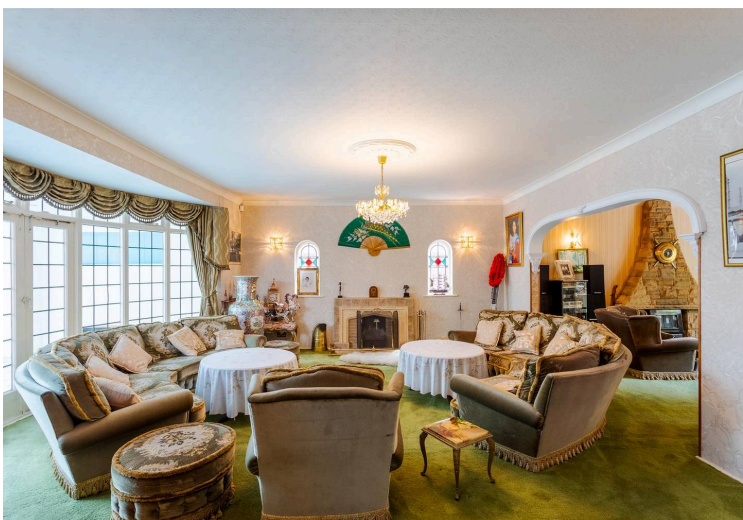
### **Bedroom Three Ensuite**

Tiled flooring, tiled walls, ceiling spotlight points, double hand wash basin unit, low flush W.C and shower cubicle.

### **Bedroom Four**

Carpeted flooring, window to front elevation, two ceiling light pendants with original ceiling rose, fitted wardrobe with vanity area and radiator.





Council Tax band: G

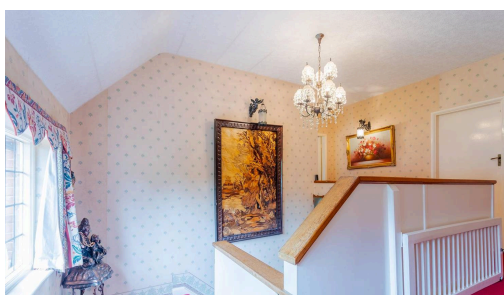
Tenure: Freehold

EPC Energy Efficiency Rating: D

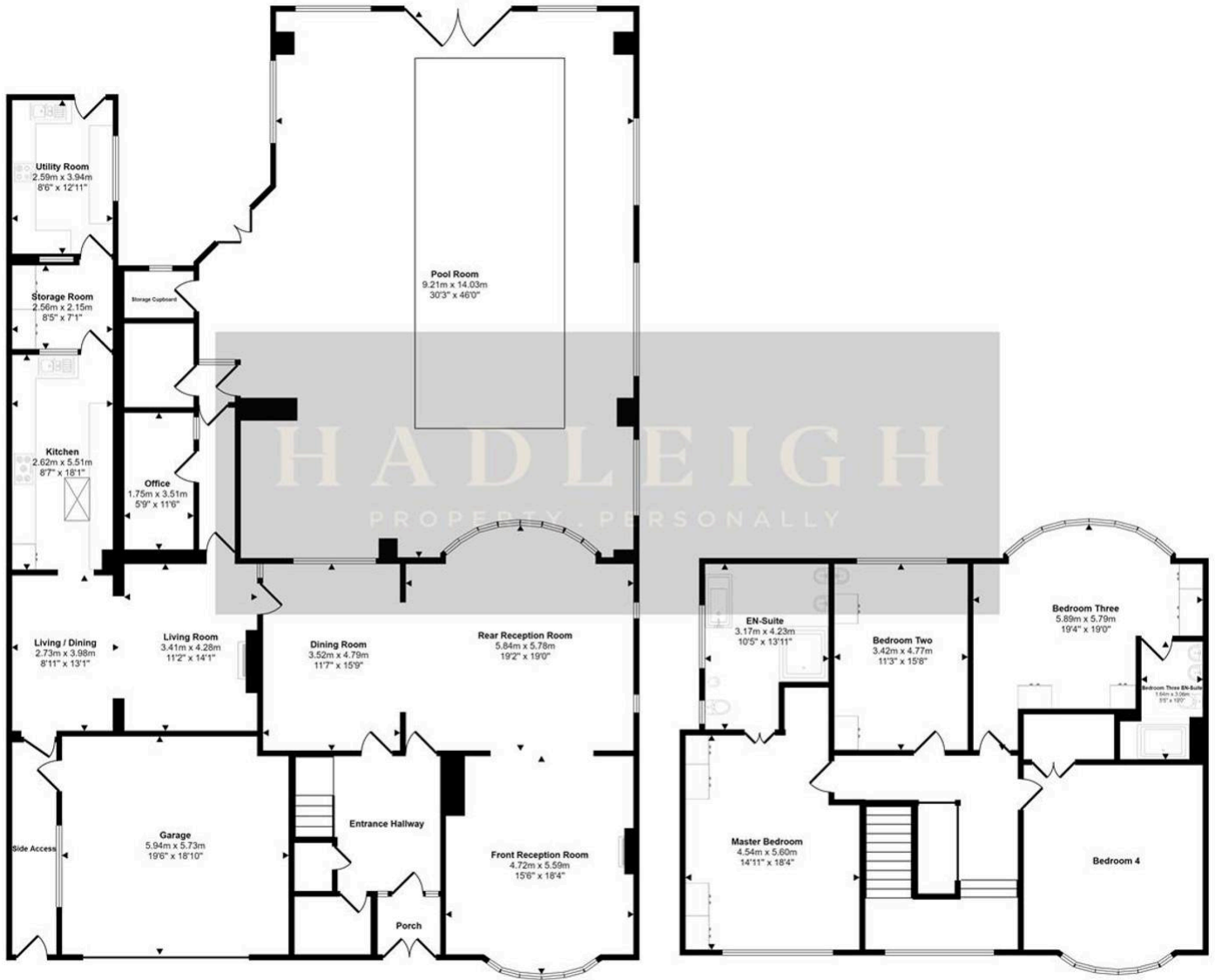
EPC Environmental Impact Rating: D



- › Four bedroom detached home on Hamilton Avenue
- › Three reception rooms with original period features
- › Indoor swimming pool & bar for entertaining
- › Two ensuite bedrooms & fitted wardrobes throughout
- › Gated driveway, garage & large private garden



Approx Gross Internal Area  
494 sq m / 5317 sq ft



Ground Floor  
Approx 359 sq m / 3863 sq ft

First Floor  
Approx 135 sq m / 1454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with MadeSnippy 360.