



5 Stapylton Avenue, Birmingham, B17 0BA

**Asking Price £660,000**

Hadleigh Estate Agents are delighted to offer this fantastic four bedroom semi detached home for sale. Located on the desirable Stapylton Avenue, the property is EXTENDED and offered with NO UPWARD CHAIN.

The property is approached via a large driveway, offering parking for multiple cars. A spacious and welcoming entrance hallway, with front lounge benefitting from bay window and bespoke shutters. The rear of the property boasts an extensive extension, offering an open plan kitchen, living and dining area. Bi-fold doors give access to the private garden and the modern kitchen boasts underfloor heating, ample storage space, integrated appliances and ideal kitchen island. Further adding to the ground floor is a convenient utility room and guest WC.

The first floor accommodation offers four spacious bedrooms, with two of the bedrooms boasting fitted shutters. Along with a modern family bathroom, there is an additional shower room. With the landing also offering access to the loft.

## Location



The property benefits from falling within the catchment area for a number of sought after Primary Schools, including St Peters, St Marys and Harborne Primary. Harborne Cricket Club and Leisure Centre are a stones throw away, along with picturesque walks into Harborne High Street. The High Street boasts award winning restaurants, bars and local supermarkets. This home is also conveniently located for Queen Elizabeth Hospital, nearby University of Birmingham and excellent transport links into Birmingham City Centre.

## Entrance Hallway



A welcoming and spacious entrance hallway, offering tiled flooring, central heating radiator and ceiling light point. Conveniently giving access to the lounge, kitchen and utility room.

## Lounge



Offering double glazed bay window to the front elevation along with bespoke fitted shutters. Central heating radiator, ceiling light point and feature fireplace.

## Kitchen Living Diner



Modern fitted kitchen, benefitting from dining area and living room area. The extensive room allows for a fantastic family space, open to configuration for living space or dining. The focal centrepiece island offers ample storage, breakfast bar and hob. Bespoke fitted units with integrated appliances, and tiled flooring boasting underfloor heating. Nestled within the corner is also a convenient study area, along with giving access to the utility and hallway. Two double glazed windows to the rear elevation along with bi-fold doors leading into the garden.

## Utility Room



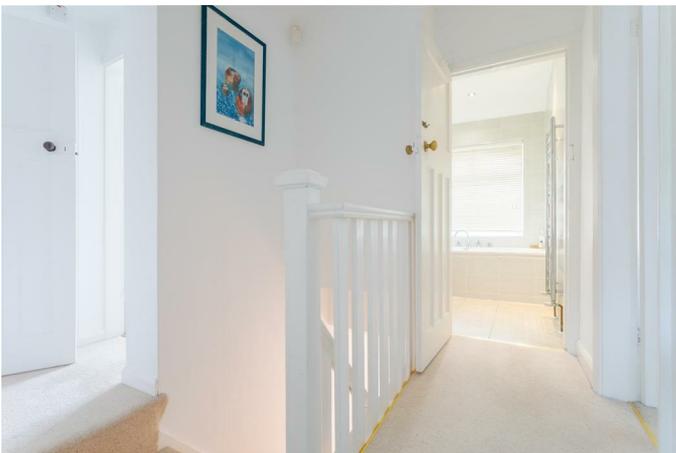
With fitted base and wall units, plumbing for utilities and space for tall fridge freezer. Along with sink, central heating radiator and ceiling light point.

## Guest WC



Comprising low level flush WC, hand wash basin and towel radiator. Window to the front elevation and ceiling light point.

## Landing



Open wooden bannister, carpeted flooring, ceiling light point and loft access.

## Master Bedroom



Beneficial bay window to the front elevation, with bespoke shutters. Central heating radiator and ceiling light point.

## Bedroom Two



A further double bedroom with bay window to the rear elevation along with bespoke shutters. Central heating radiator and ceiling light point.

## Bathroom



Modern family bathroom, boasting bath, low level flush WC and vanity unit. Tiled bathroom suite, towel radiator and opaque window to the front elevation.

### Bedroom Three



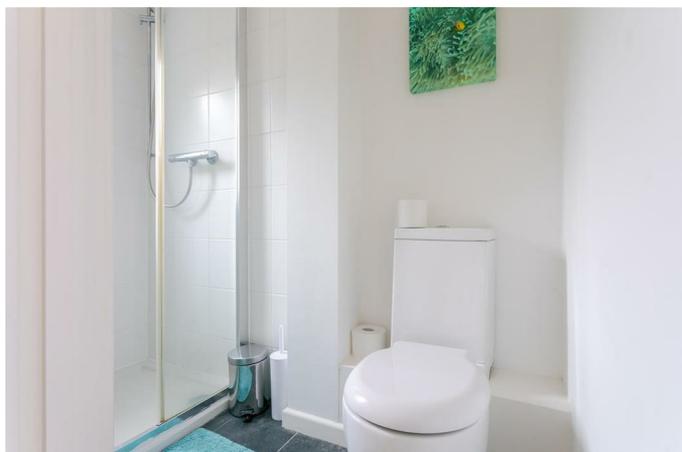
Double bedroom with large picture window to the rear elevation, shelving, central heating radiator and light point.

### Bedroom Four



Spacious bedroom offering double glazed window to front elevation, central heating radiator and ceiling light point.

### Shower Room



Beneficial second bathroom on the first floor, offering walk in shower cubicle, low level flush WC and hand wash basin. Partially tiled room, with opaque window to the rear elevation and towel radiator.

### 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.

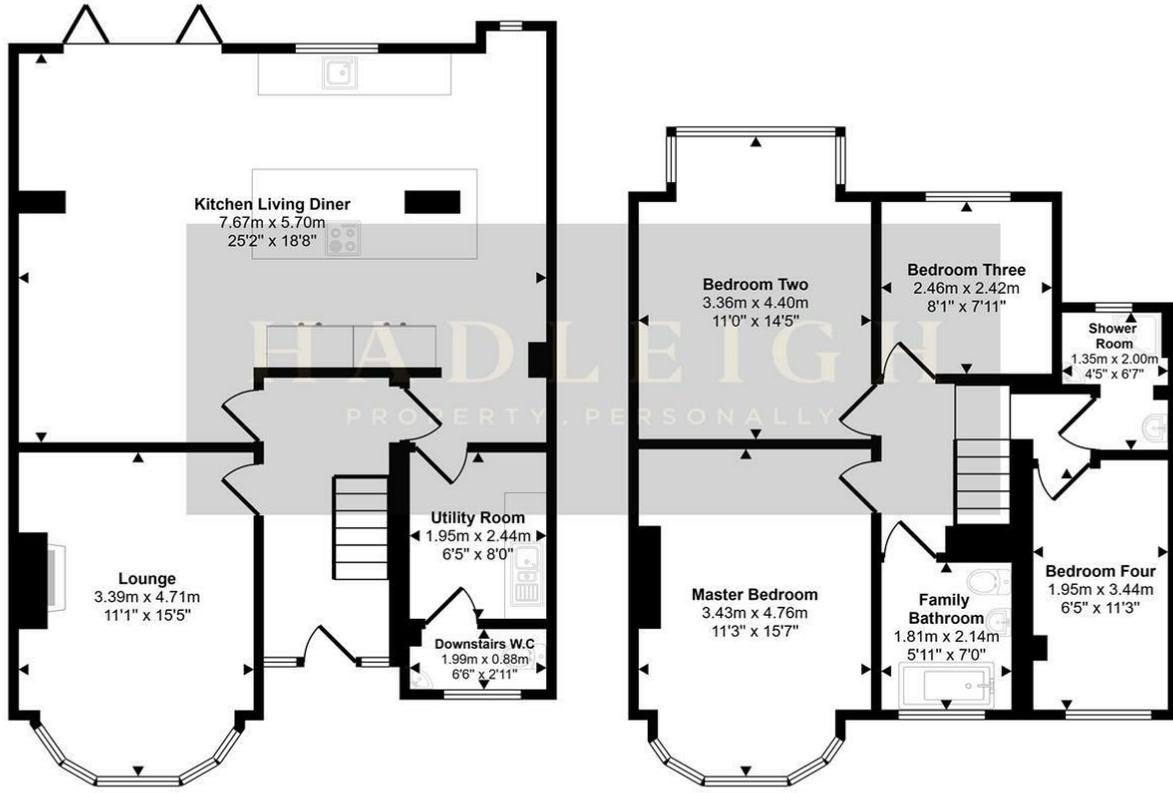
Tenure - Freehold

EPC - D

Council Tax Band - C

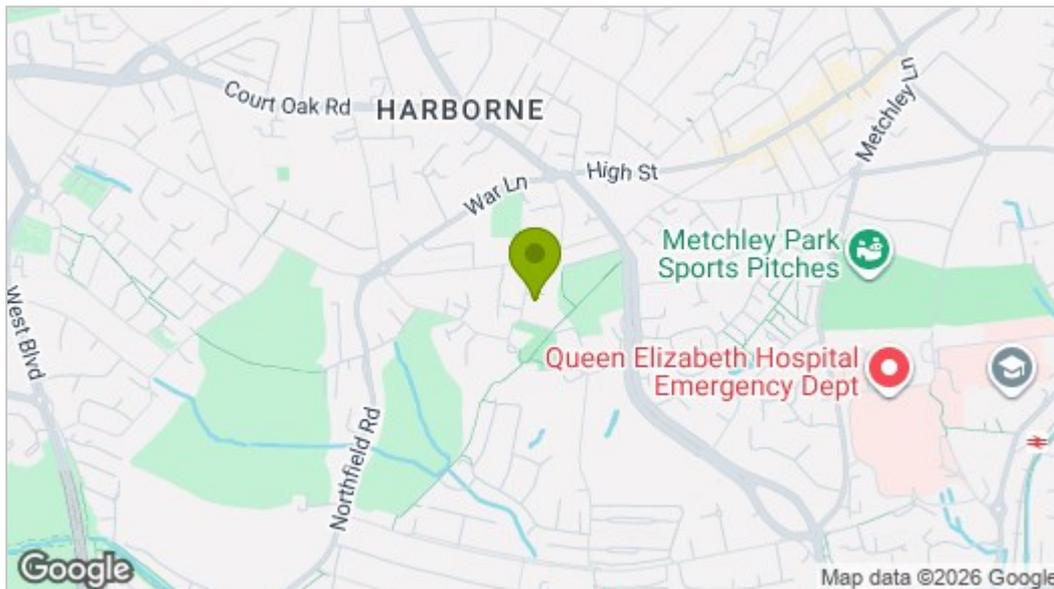
# Floor Plan

Approx Gross Internal Area  
131 sq m / 1413 sq ft

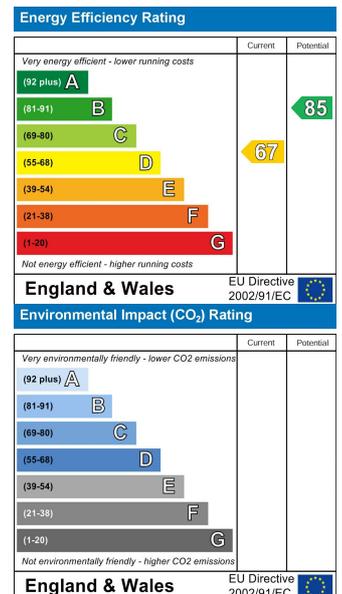


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.