



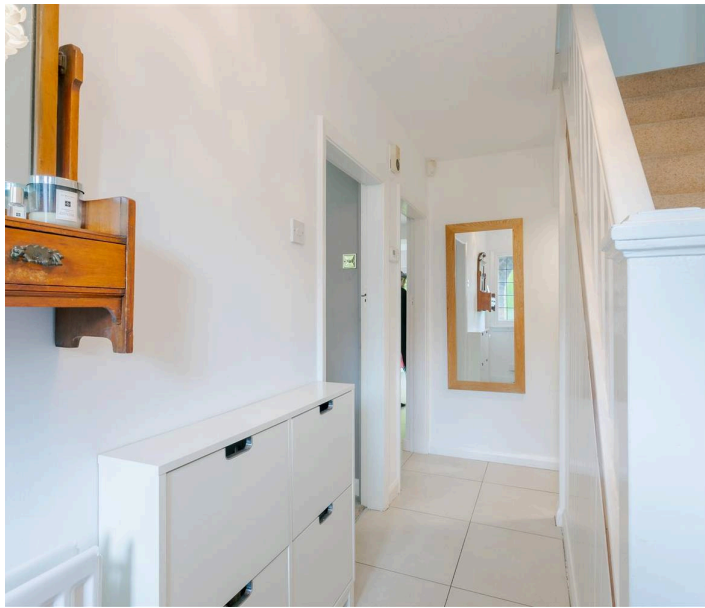
5 Stapylton Avenue, Birmingham

£650,000 Freehold

Hadleigh Estate Agents present this extended four-bedroom semi-detached home on desirable Stapylton Avenue, offered with no upward chain.

The property features a large driveway for multiple cars, a welcoming hallway, and a front lounge with bay window and shutters. To the rear, an impressive extension provides an open-plan kitchen, living and dining area with underfloor heating, integrated appliances, island, and bi-fold doors to the private garden. A utility room and guest WC complete the ground floor.

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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.

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

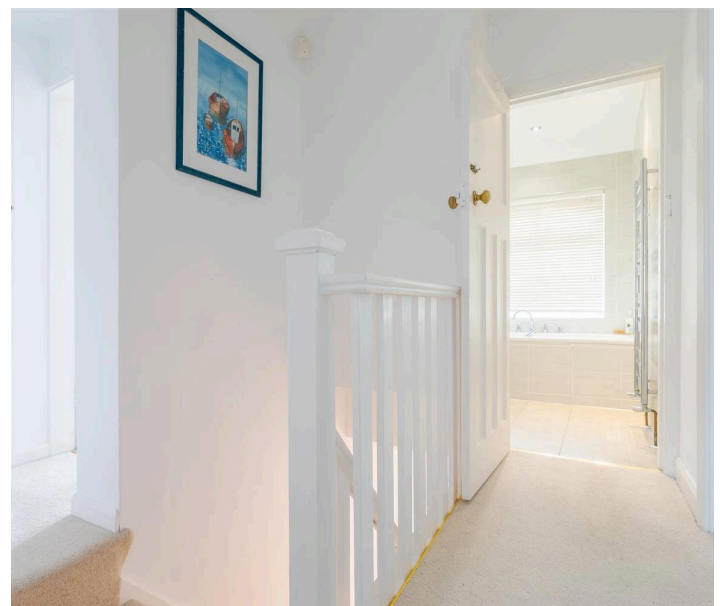
With fitted base and wall units, plumbing for utilities and space for tall fridge freezer. Along with sink, central heating radiator and ceiling light point.

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

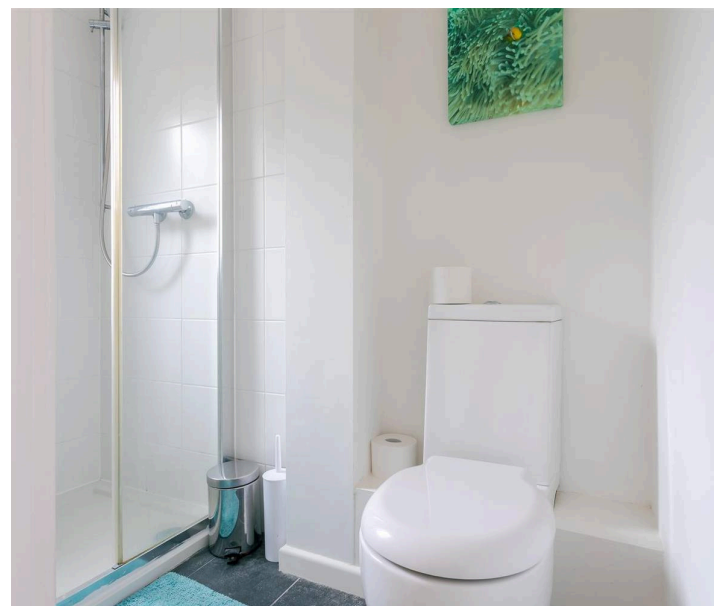
Double bedroom with large picture window to the rear elevation, shelving, central heating radiator and light point.

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.



Council Tax band: C

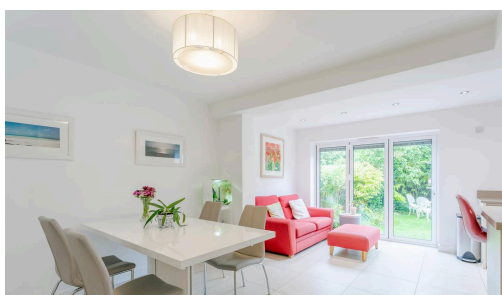
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- No upward chain
- Open plan kitchen/living/diner with bi-fold doors
- Two bathrooms plus guest WC & utility room
- Large driveway with ample parking



Approx Gross Internal Area
131 sq m / 1413 sq ft



Ground Floor
Approx 74 sq m / 795 sq ft

First Floor
Approx 57 sq m / 618 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.