



## 16 Fairways, Birmingham

£700,000 Freehold

Hadleigh Estate Agents are delighted to offer this exclusive four bedroom property for sale. Offered with NO UPWARD CHAIN  
The Fairways is an outstanding development of homes adjacent to Harborne Golf Course.

The property comprises of high end finishes, with brushed steel socks and switches throughout. Four spacious bedrooms, master complete with en-suite. A modern and open plan kitchen, dining and family room with wide bi-fold doors lead to a private rear garden. There is a further lounge, guest WC and modern family bathroom. Complete with driveway parking, fore garden and garage. The front garden further allows for the driveway to be increased.





### **Location**

Set right next to the tenth hole of the Harborne Golf Course, Fairways is near to both the Queen Elizabeth Hospital and the University. In addition to the nearby University campus, Harborne High Street is a short walk away, offering an array of bars, restaurants and supermarkets. Harborne is well served by a wide range of schools. Including Harborne Primary, St Mary's and St Peter's.

### **Entrance Hall**

Double glazed front door leads into a welcoming hallway, stairs to first floor accommodation, ceiling downlights and central heating radiator.

### **Guest WC**

Partially tiled guest WC, with low level concealed toilet and hand wash basin. Central heating radiator, ceiling light point and opaque glazed window.



### **Lounge**

The front facing living room has a walk in bay window, carpeted flooring, wall panelling and ceiling light point. Brushed stainless steel sockets, Tv and telephone points.





### **Kitchen Diner**

At the heart of the house is this stunning open plan kitchen with central island, being flooded with light from both a roof light window and wide bi-fold doors. The fully fitted kitchen boasts a range of base and wall units with soft close doors and drawers. Luxury quartz worktops with matching upstands, Neff electric fan oven, Neff combination oven, Neff induction hob and Neff extractor. A large integrated fridge and freezer along with dishwasher and front loading washing machine. Ceiling downlights, feature wall and two central heating radiators complete this room, perfect for dining and family living.

### **Landing**

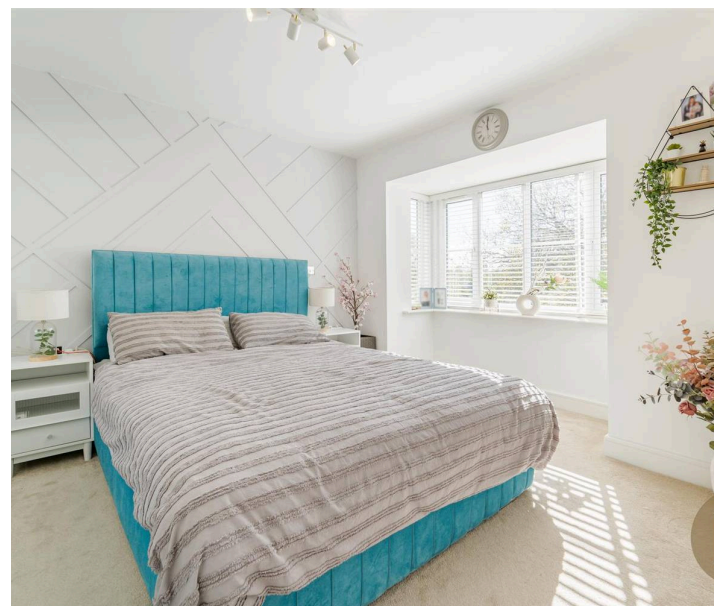
Pine stair balustrades with oak handrail, carpeted flooring, ceiling downlighters and airing cupboard.

### **Bedroom Two**

Excellent sized bedroom, boasting double glazed window to the rear elevation and fitted sliding wardrobes with mirrored doors. Oak finish 5 vertical panel internal door, carpeted flooring and ceiling light point.

### **Bedroom Three**

A further spacious double bedroom, with bay window to the front elevation, carpeted flooring, central heating radiator, panelled wall and ceiling light point.





#### **Bedroom Four**

The fourth bedroom offers excellent space with room for freestanding wardrobe, window to the rear elevation, Oak finish 5 vertical panel internal door and carpeted flooring. Central heating radiator and ceiling light point.

#### **Bathroom**

Modern family bathroom, complete with fitted Vitra Optima bath and Hansgrohe taps and thermostatic shower mixer. Full height Porcelanosa tiling, chrome shaver socket and heated chrome towel rail. Villeroy & Boch wash hand basin & toilet with concealed cistern, opaque glazed window to the front elevation and ceiling downlighters.



#### **Landing**

Pine stair balustrades with oak handrail, carpeted flooring and window to the side elevation.

#### **Master Bedroom**

The extensive master bedroom benefits from a pitch dormer, and skylight to front elevation. Carpeted flooring, panelled walls, loft hatch and ceiling downlighters. The master bedroom boasts a convenient bespoke fitted walk in wardrobe, offering a range of fitted shelves, drawers and hanging rails.





### **Master En-suite**

Modern master en-suite boasting Villeroy & Boch wash hand basin & toilet with concealed cistern. Full height Porcelanosa tiling to the shower enclosure, radiator, ceiling skylight and downlighters.

### **Garden**

Extensive private rear garden, recently landscaped by the current owner. Boasting tiled wrap around patio area and laid to lawn. Raised beds, including water feature, fenced boundaries and lighting that can be controlled remotely. The garden further gives side access, has an outside tap and rear access to the garage.

### **Garage**

Spacious garage with pitched roof, housing boiler and boasting electrics and lighting.





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Council Tax band: E

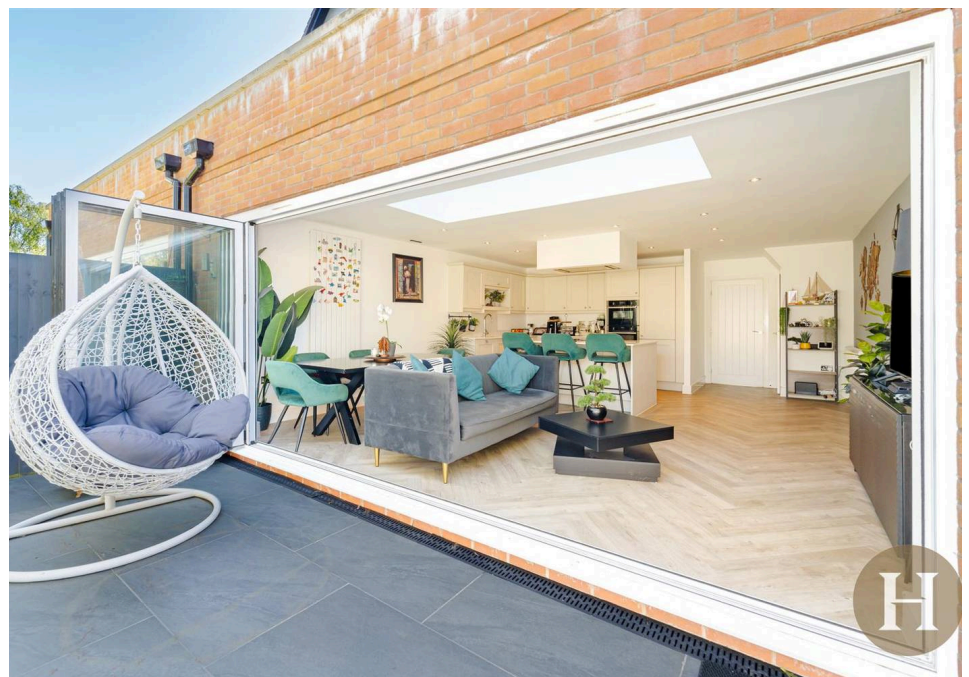
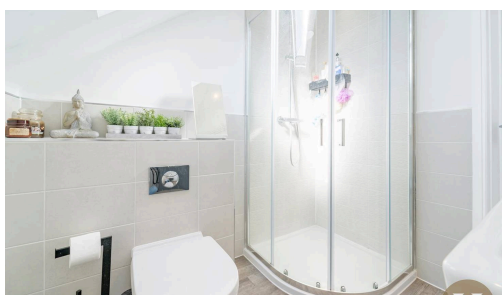
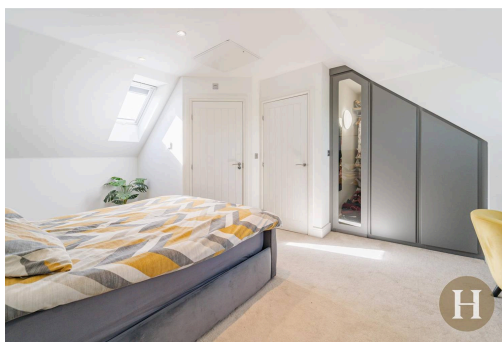
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Adjacent to Harborne Golf Club
- No upward chain
- Open plan kitchen/family room with bi-fold doors
- Ensuite to master, garage & driveway parking
- Private rear garden



Approx Gross Internal Area  
156 sq m / 1680 sq ft



Ground Floor  
Approx 78 sq m / 840 sq ft

First Floor  
Approx 48 sq m / 517 sq ft

Second Floor  
Approx 30 sq m / 323 sq ft

Denotes head height below 1.5m

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.