



5 Ansell Way, Harborne

£615,000 Freehold

Hadleigh Estate Agents are delighted to offer this significant home for sale, boasting five bedrooms and being offered with no upward chain. With private drive and being one of two houses with access, the property offers move in ready accommodation. The property comprises of beneficial porch, entrance hallway and spacious lounge. To the rear is a modern fitted kitchen diner, separate utility room, guest WC and conservatory. The first floor boasts four double bedrooms, master complete with en-suite, a further single bedroom and family bathroom. Further serving the property is a single garage and private rear garden.





Entrance Hallway

Having a beneficial porch, being added by the current owners, with UPVC glazing to both side elevations, wall mounted light and tiled flooring. With partial glazed front door, entering into the welcoming hallway, with stairs to first floor, convenient understairs storage, central heating radiator and ceiling light point.

Lounge

Spacious lounge with double glazing to the front elevation, central heating radiator, ceiling light point and partially glazed internal door.



Kitchen Diner

Modern fitted and spacious kitchen diner, boasting a range of base and wall units, with integrated appliances, including fridge freezer and dishwasher. Fitted oven, with gas hob and extractor over, sink and drainer worktop. Breakfast bar, currently fitted with bespoke shelving, dining space and double glazed window to the rear elevation. Double doors to conservatory, ceiling spotlights and central heating radiator.





Conservatory

Spacious conservatory with glazing to all aspects and patio doors leading to the garden, ceiling light point and fan. Wall lights, tiled flooring and ample electrical sockets.

Utility Room

With partially glazed back door, plumbing for washing machine and tumble dryer and additional sink and drainer unit. Ceiling light point, central heating radiator and storage cupboard.



Guest WC

Low level flush WC, hand wash basin and towel radiator. Obscure glazed window to side elevation and ceiling spotlight.



Landing

Spacious landing space, with open wooden bannister, loft hatch access, carpeted flooring and ceiling light point.



Master Bedroom

Master bedroom boasting fitted wardrobes and own en-suite. With double glazed windows to the front elevation, carpeted flooring, central heating radiator and ceiling light point.

En-suite

Fantastic modern en-suite shower room, complete with tiled walk in shower and mains shower attachment. Low level flush WC, hand wash basin and towel radiator. Ceiling spotlights and obscure glazed window to the front elevation.



Bedroom Two

Offering an additional double bedroom, comprising double glazed window to the front elevation, carpeted flooring, ceiling light point and central heating radiator.





Bedroom Three

Double bedroom comprising double glazed window to rear elevation, ceiling light point, carpeted flooring and central heating radiator.

Bedroom Four

Double bedroom, with window to rear elevation, carpeted flooring, ceiling light point and central heating radiator.

Bedroom Five

The fifth bedroom makes for either a single bedroom, walk in wardrobe or convenient home office. Double glazed window to rear elevation, carpeted flooring, central heating radiator and ceiling light point.



Bathroom

Modern family bathroom with partially tiled walls, fitted bath, shower over and glass screen. Low level flush WC, hand wash basin and towel radiator. Ceiling spotlights, obscure glazed window to side elevation and extractor fan.

Garden

Private rear garden, with paved patio area, laid to gravel and comprising mature shrubs and plants with borders. Side access and rear summer house.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

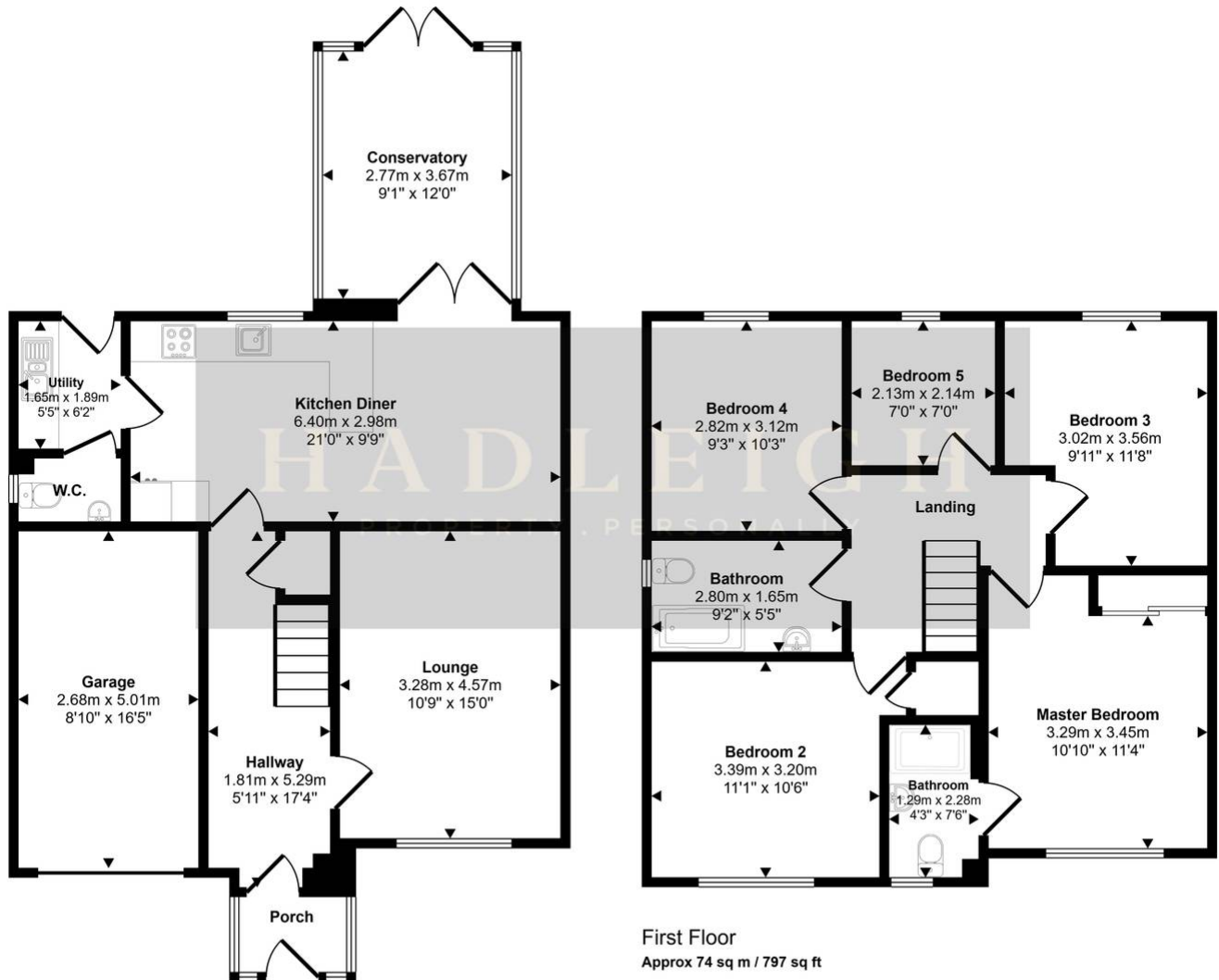
EPC Environmental Impact Rating: B



- › Substantial five bedroom home
- › No upward chain
- › Private driveway
- › Modern kitchen diner
- › En-suite to main bedroom
- › Garage and utility room



Approx Gross Internal Area
153 sq m / 1644 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.