



## Fountain Road

Edgbaston, B17 8NP

Offers In The Region Of £525,000



- Spacious Semi Detached Family Home in Popular Location
- Five Large Double Bedrooms
- Off Street Parking
- Potential for Further Development Subject to Relevant Planning Permissions
- Immaculately Presented Throughout
- Excellent Location with Convenient Access Links to Birmingham City Centre and Harborne Village
- Large Beautifully Maintained Rear Garden
- EPC Rating - D

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An immaculately presented and extremely spacious semi detached family home situated in this popular location on the Harborne/Edgbaston border. This five double bedroom property includes over 2300 square feet of wonderfully maintained internal accommodation, additionally benefitting from off road parking and a large, beautifully secluded rear garden. Being Sold with No Upward Chain.

This extensive home is set across three floors and has been modernised throughout, including double glazing and gas central heating. A spacious driveway at the front can provide space for two cars and leads directly into the property entrance.

As you enter, an entrance porch greets you, with a secondary door into the welcoming entrance hallway which includes a built in cloaks cupboard and staircase up to the first floor. There are two spacious reception rooms at both the front and rear, with the front room including a large bay window and beautiful feature fireplace, with the rear reception room including patio doors out to the beautiful rear garden. Across the hallway is a spacious breakfast kitchen comprising wall and base level units with complimentary work surfaces complete with a breakfast bar area, integrated double oven with electric hob and extractor unit, integrated washing machine and dishwasher, with space for a freestanding American style fridge freezer. A small inner hallway leads through into a guest cloakroom and the relaxing garden room which provides dual aspect windows and patio doors out to rear garden.

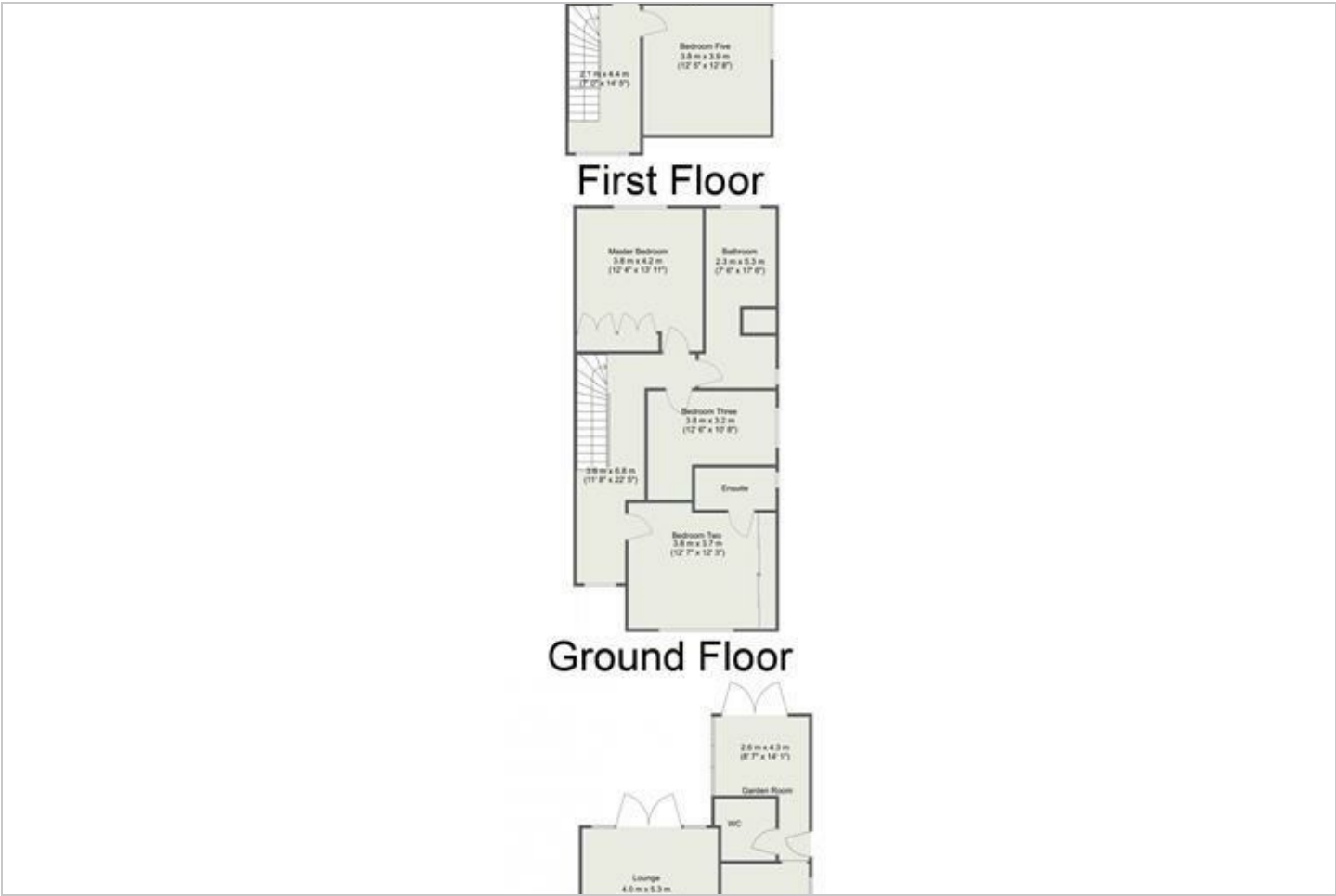
Heading upstairs, a spacious first floor landing provides access into three large double bedrooms, including a master bedroom with built-in wardrobes and a fully tiled en-suite shower room, with the second bedroom also providing built-in wardrobes. A large fully tiled bathroom suite comprises WC, two wash hand basins one which has a vanity unit, large bath with separate shower cubicle and airing cupboard housing the central heating boiler.

The second floor includes an equally spacious landing area which could be used as a potential study area or home office, with access into a further two double bedrooms, one with built-in wardrobes and a fully tiled en-suite shower room, with the fifth bedroom current being used as a study room/studio and including access into some under eaves storage space.

Outside at the rear is a secluded and beautifully maintained garden, with a fantastic decking area providing steps down to lawn area beyond, with a variety of mature flower bed borders including flowers, shrubbery, bushes and some small trees, there are also additional patio areas around the garden and it is enclosed within a fenced boundary.

The property is conveniently located just off the Hagley Road and close to City Road. It is readily accessible to a number of medical centres including the Queen Elizabeth Medical Complex and City Hospital. There are also excellent amenities nearby at Harborne and Bearwood High Street. The splendid grounds of Edgbaston Reservoir and Lightwoods Park are within a reasonable distance and regular transport services lead directly into Birmingham City Centre providing a vast array of leisure, entertainment and shopping facilities.

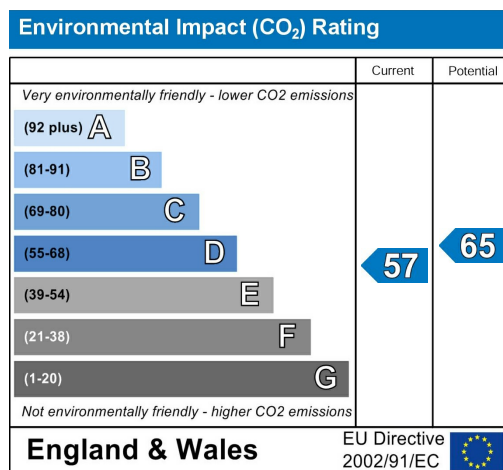
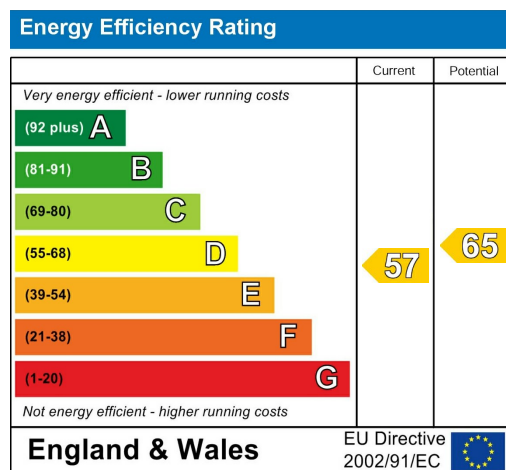
Floorplan







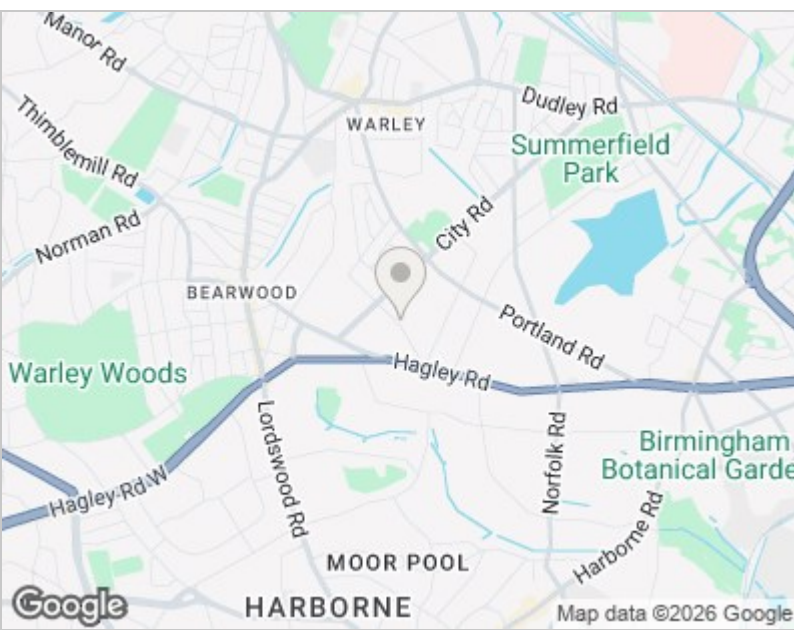
## Energy Efficiency Graph



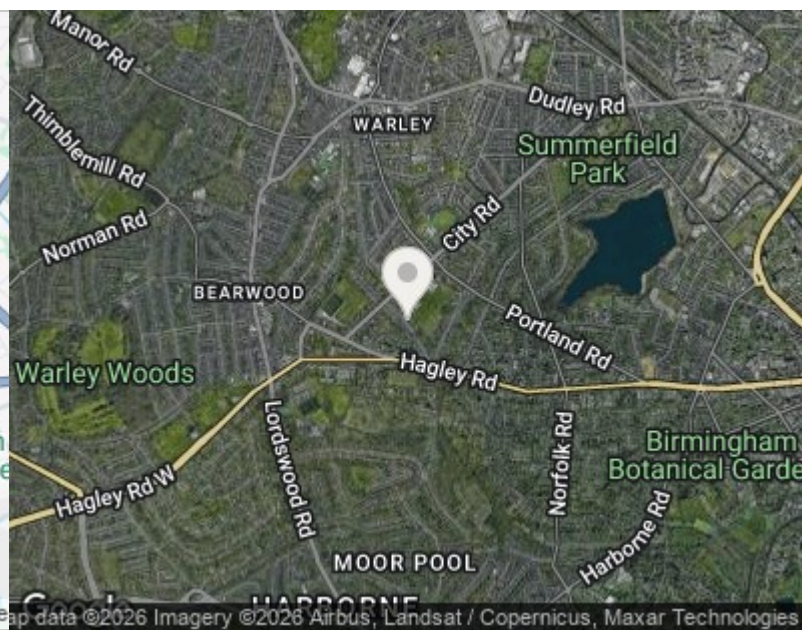
## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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