



## Phoenix Green

Edgbaston, B15 3NR

Price £725,000



A magnificent and spacious four bedroom detached property situated within this premier location within Edgbaston. Offset within a private neighbourhood the property provides spacious living accommodation and a secluded rear garden. Ideally positioned for convenient access to both Birmingham City Centre and Harborne Village alike. **\*\*No Upwards Chain\*\***

The property is in need of modernisation but provides fantastic potential and opportunity to extend subject to the relevant planning permissions, it has gas central heating and is predominantly double glazed and briefly comprises welcoming porch and entrance hallway, a cloakroom, spacious through lounge which leads on to a conservatory, a separate dining room with doors to a large breakfast kitchen complete with its own separate utility area. The upstairs accommodation includes a large master bedroom complete with dressing area and en-suite shower room, a further three double bedrooms and a family bathroom. The outside area completes the property with a well maintained front garden, large double garage and secluded garden to the rear.



## LOCATION

Situated within this prestigious Edgbaston estate the property is central to many key locations providing easy commutable access and fantastic transport links to Birmingham City Centre, QE Hospital, Birmingham University and Harborne Village. If you are looking for leisure facilities then the Edgbaston Priory club provides nearby prestigious sporting events and the famous Edgbaston cricket ground is not far away. If you are looking for local shopping centres then the short commute to Birmingham City Centre provides access to the well known Grand Central, Mailbox and Bull Ring Developments.

## FRONT AND APPROACH

A driveway and pathway leads to the garage and entrance with a decorative front garden and lawn and a side gate access.

## ENTRANCE HALLWAY

The property begins with a UPVC double glazed entrance porch with a secondary hardwood entrance door leads into a spacious entrance hall, providing stairs to first floor, under stairs storage, central heating radiator and access into:

## CLOAKROOM

Partly tiled with a glazed obscure window to side elevation comprising low level WC and wall mounted wash hand basin.

## LOUNGE

A spacious through lounge with dual aspect double glazed windows to front and single internal glazed window to the rear elevation, feature marble fireplace with gas fire inset, TV point, two central heating radiators and double doors leading into:

## DINING ROOM

A formal dining room with double glazed window to rear elevation, central heating radiator, ample space for dining room furniture and access to:

## KITCHEN BREAKFAST ROOM

A large kitchen space with dual aspect double glazed windows to rear and side elevations and patio door out to rear garden, the kitchen has wall and base units, work surfaces and tiled splash back, stainless steel sink and drainer and space for all kitchen appliances. There is space for small dining table, central heating radiator and an additional utility area with wall and base units and space and plumbing for washing machine and fridge freezer.

## CONSERVATORY

Of timber construction and double glazed.

## REAR GARDEN

With a patio to the side and rear of the property with lawn space and a wide variety of mature bushes, plants and trees.

## LANDING

With loft access, airing cupboard housing central heating boiler and providing access into:

## BEDROOM ONE

With a double glazed window to front elevation, central heating radiator, separate dressing area with access to:

## EN-SUITE

Partly tiled with a double glazed obscure window to front elevation comprising low level WC, pedestal wash hand basin, walk in shower unit and central heating radiator,

## BEDROOM TWO

With a double glazed window to the rear elevation and central heating radiator,

## BEDROOM THREE

With a double glazed window to the rear elevation, built in wardrobe and central heating radiator,

## BEDROOM FOUR

With a double glazed window to the rear elevation, built in wardrobe and central heating radiator,

## BATHROOM

A partly tiled bathroom with double glazed obscure window to front elevation comprising low level WC, pedestal wash hand basin, bath with chrome mixer taps and central heating radiator.

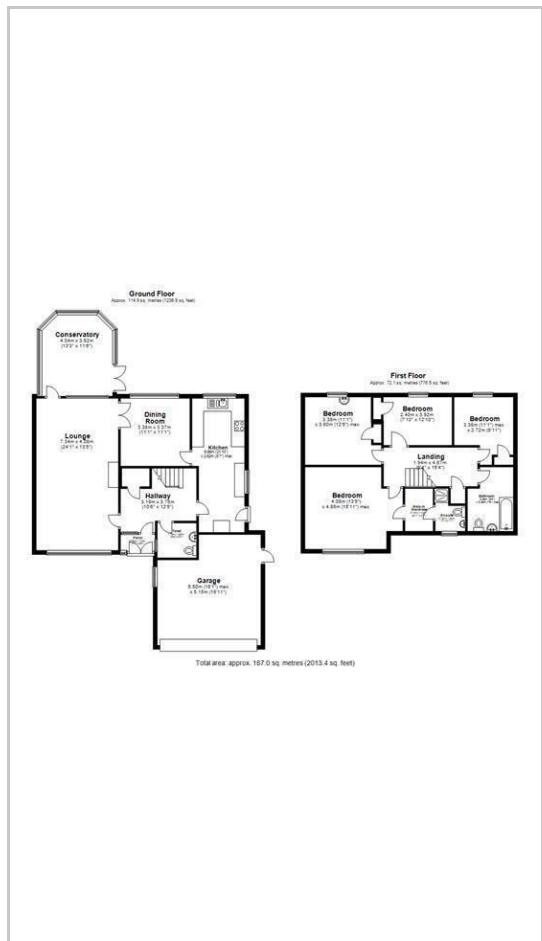
## GARAGE

With an up and over door, houses maintenance meters.

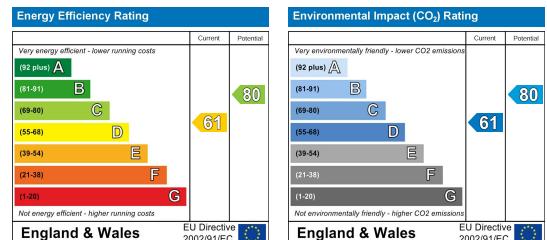
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.