



Fitz Roy Avenue

Harborne, Birmingham, B17 8RL

Offers In The Region Of £1,150,000



- Large Executive Detached Residence on Corner Plot
- One of the Most Prestigious Locations within Harborne
- In-and-Out Driveway and Garage
- No Upward Chain
- Four Double Bedrooms
- Fantastic Potential for Further Extension and Development Subject to Relevant Planning Permissions
- Excellent Access Links to QE Medical Complex , Birmingham University and City Centre
- EPC Rating - D

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A fantastic four bedroom executive detached residence situated on one of Harborne's most prestigious addresses. This enviable corner plot property is set back away from the road with an in-and-out driveway and provides fantastic potential for further extension and development to both the existing dwelling and towards the back of the rear garden, subject to the relevant planning permissions.

This eye-catching property is set over two floors and currently provides approximately over 1730sqft (161sqmt) of internal accommodation. To the front of the property are beautifully maintained gardens and a fantastic block paved driveway accessible from both the side and the property frontage.

As you enter the property you are welcomed into a traditional and centrally positioned entrance hallway from the porch, providing access to guest cloakroom and staircase up to the first floor. There are three separate and equally spacious reception rooms, two traditional front and rear rooms are full of character with wonderful feature fireplaces in both, with the rear reception also including a bay window overlooking the rear garden and working open-fire. Across the hall is a third reception that also can be used as a ground floor bedroom or study, with access to useful internal storage to the side of the property. To wards the rear of the property is an extended open-plan kitchen dining room, with a roof light and ample space for dining table and chairs, the kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, integrated oven and grill with electric hob and extractor unit, there is also integrated fridge freezer. The historic air raid shelter has been superbly converted into an additional utility area providing fantastic storage space, and space and plumbing for washing machine and tumble dryer.

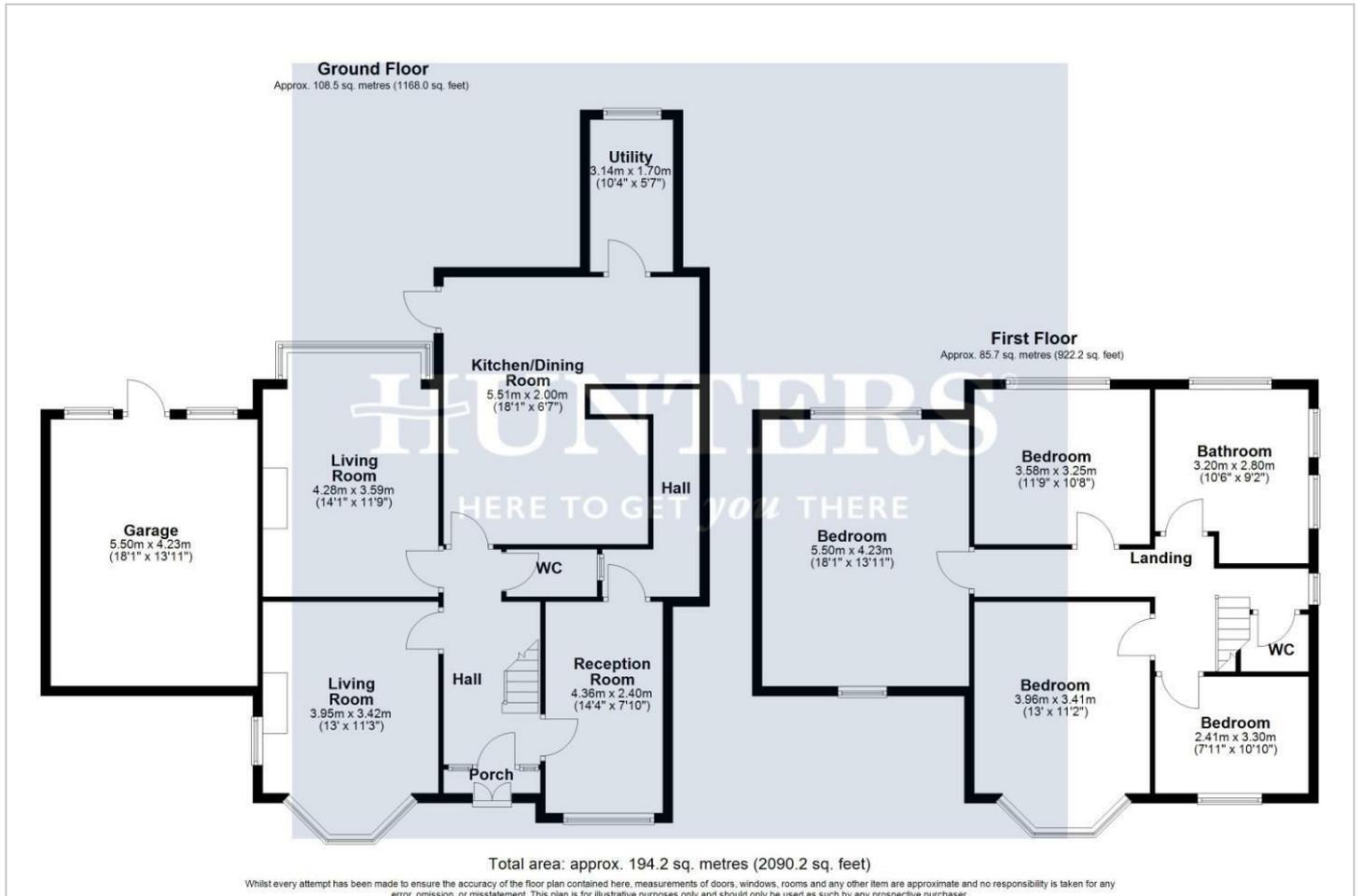
Upstairs to the first floor is a spacious landing area with WC, providing access into four generously sized double bedrooms

One bedroom has been extended over the garage to create an exceptionally large room with dual aspect windows to the front and rear., and the bedroom accommodation is complimented by an additionally spacious partly tiled family bathroom suite, comprising WC, pedestal wash hand basin, large bath with separate walk-in shower cubicle and rain-head.

The garden to the rear has patio stretching across the width of the property leading on to a large lawn area, with mature hedgerow and a variety of plants, bushes and trees throughout. At the back of the garden is space to develop and create an additional dwelling which could be a garage or annex with an existing dropped curb and gated access from the side road, all prospective works would be subject to the relevant planning permissions.

Fitz Roy Avenue is renowned as one of the most prestigious addresses across Harborne. This highly desirable road is perfectly situated to provide convenient access into Harborne Village High Street along with equally ideal access links in-and-out of Birmingham City Centre and the local motorway network nearby. The Queen Elizabeth Medical Complex and Birmingham University are both within approximately a two mile radius of the property along with a wide range of schools for children of all ages in excellent proximity in both the private and state sectors - most notably including Harborne Primary and the Blue Coat schools.

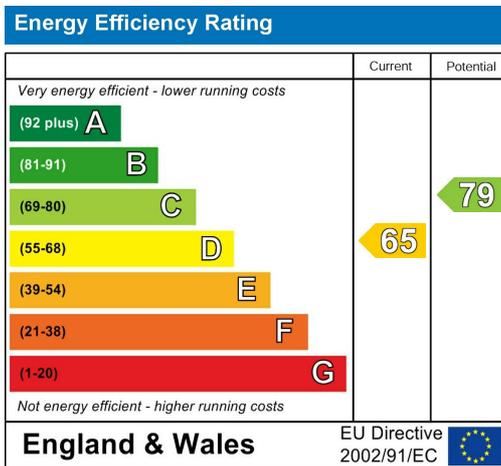
Floorplan







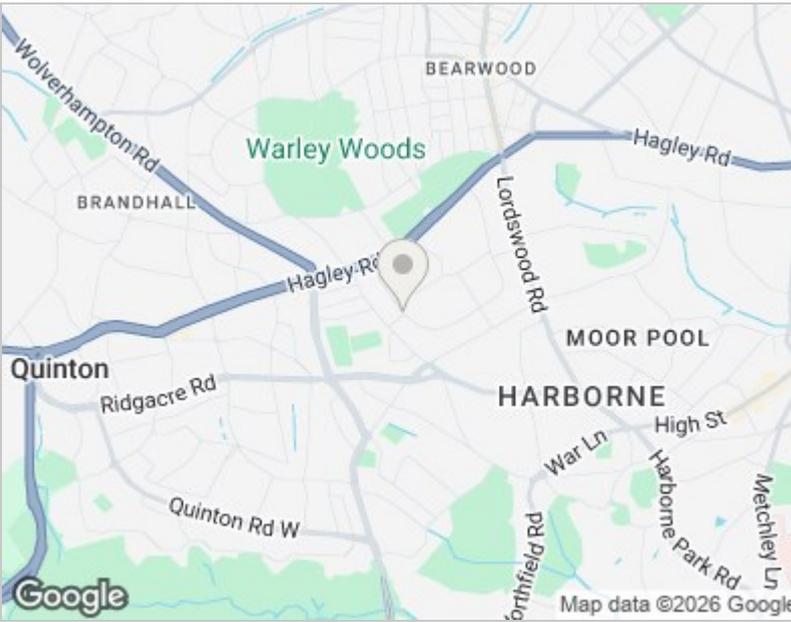
Energy Efficiency Graph



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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