



**Fitz Roy Avenue, Birmingham, , B17 8RQ**

**Guide Price £1,150,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# Fitz Roy Avenue, Birmingham, , B17 8RQ

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A magnificent and distinctive four bedroom detached residence situated on one of Harborne's most sought-after postcodes. This characterful executive family home is set back away from the road with a private sweeping in-and-out driveway and provides approximately 2000 square feet of well appointed accommodation that has retained a host of original and ornate features. Being Sold with No Upward Chain.

This enviable property is set over two floors and combines double glazing alongside original stained glass windows with gas central heating. The property is set beyond a wall boundary with mature hedgerows and evergreens offering plenty of privacy, the block paved in-and-out driveway provides parking for multiple cars and leads to an oak storm porch at the entrance.

As you enter the property you are welcomed into a traditional and centrally positioned entrance reception with original oak flooring and panelling throughout and a guest cloakroom. There are three separate and equally spacious reception rooms, two traditional front and rear rooms are full of character with feature fireplaces, exposed oak beams, wall lights and stained glass windows and the rear reception provides access into the garden. A third reception room also opens up to the modern re-fitted breakfast kitchen and provides a multi-fuel log burner and further access to the rear garden.

The re-fitted kitchen overlooks the rear garden and provides wall and base level units with granite worktops and an integrated oven and grill, gas hob with extractor and dishwasher. An additional utility area provides fantastic storage space, with additional storage units, space and plumbing for washing machine and tumble dryer and access to the front and rear of the property.

The upstairs accommodation is accessible from an oak staircase with a wonderful spacious landing with stained glass across the front elevation, four excellent sized bedrooms are complimented by a partly tiled vanity bathroom suite with separate WC.







To the rear of the property is a magnificent and immaculately maintained garden, with a stone style patio across the whole rear of the property and leads to a large lawn area with an array of mature borders with a variety of plants, bushes and trees on either side of the garden. A detached and integral garage complete the accommodation, both useful for storage but the integral garage has double doors and is currently used as a home-gym, whilst housing the central heating boiler. The loft space has been fully boarded with an accessible pull-down ladder and electricity, ideal for any further storage requirements.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





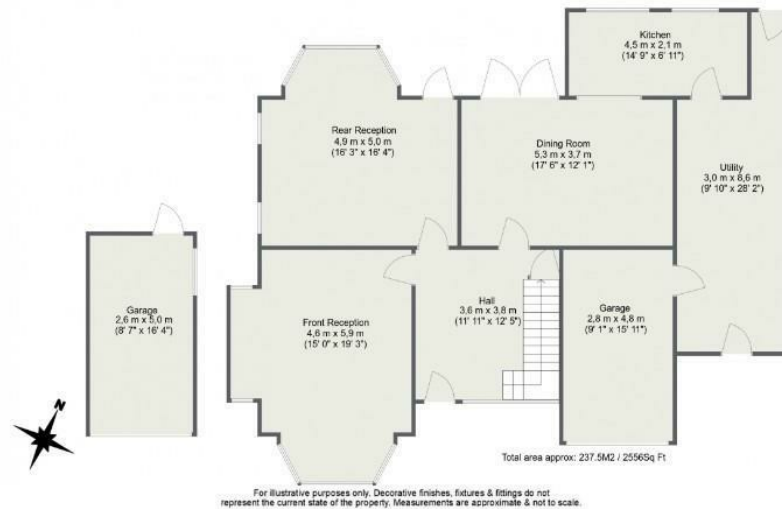
#### DISCLAIMER

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.

Fitzroy Avenue  
First Floor



Ground Floor



**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
0121 647 4233 | Website: [www.hunters.com](http://www.hunters.com)