



Fitz Roy Avenue

Harborne, Birmingham, B17 8RJ

Offers In The Region Of £1,300,000

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- Outstanding Five Bedroom Detached Residence
- Excellent Potential for Further Extension Subject to Relevant Planning Permission
- Large Driveway and Garage
- No Upward Chain
- Highly Prestigious Harborne Address
- Wonderfully Manicured Front and Rear Gardens
- Excellent Access Links to QE Medical Complex , Birmingham University and City Centre
- EPC Rating - D

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A truly exceptional, traditional five bedroom executive detached residence situated on one of Harborne's most premier addresses. The enviable plot is set back away from the road with a sweeping in-and-out driveway and provides notable additional land to the side to significantly increase the property's internal footprint.

This eye-catching property is set over two floors and currently provides approximately 2389sqft (222sqmt) of internal accommodation. This briefly comprises a traditional and centrally positioned entrance hallway with guest cloakroom, three spacious reception rooms are positioned alongside a good sized breakfast kitchen, with an additional veranda, WC and pantry completing the downstairs accommodation. To the upstairs we have four large double bedrooms and an additional study room, this includes a master bedroom with en-suite and additional store room off the fourth bedroom. A spacious integral double garage completes the property.

To the front of the property are beautifully maintained gardens and the fantastic driveway sweeping from each side of the frontage. A wonderfully manicured and secluded rear garden provides excellent outdoor space and most notably a large additional piece of land to the side of the property provides excellent potential for further extension subject to the relevant local 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.

Frontage and Approach

A fantastic and spacious in-and-out driveway provides off street parking for multiple cars and leads directly to the garage and property entrance, with beautifully maintained gardens and lawn areas, and well manicured borders including a variety of mature plants bushes and miniature trees.

Entrance Porch

A double glazed entrance door leads into the entrance porch, with a secondary original hardwood entrance door leading directly into the grand entrance hallway.

Entrance Hallway

With dark oak paneling throughout, staircase rising to first floor, central heating radiator, wall lights and access into:

Guest Cloakroom

Fully tiled with a double glazed obscure window to front elevation, comprising low level WC, pedestal wash hand basin, central heating radiator and under-stairs walk-in storage space.

Front Reception Room

With dual-aspect double glazed bay window to the front elevation and double glazed windows to the side elevation, comprising dark oak paneling throughout and exposed beams, central heating radiator and feature stone fireplace with electric fire inset.

Rear Reception Room

With dual aspect double glazed bay window and patio doors out to the rear garden and double glazed obscure windows to the side elevation, with a central heating radiator, wall lights and feature oak fireplace with tiled surround hearth and an open fire inset.

Third Reception Room/Conservatory

With three central heating radiators, gas fire, enclosed bar area, built-in storage cupboards and leading directly through to a UPVC double glazed conservatory area overlooking the grounds of the rear garden.

Breakfast Kitchen

With a double glazed window to the rear elevation, central heating radiator and providing access into the veranda. The kitchen comprises wall and base level units, complimentary work surfaces with integrated breakfast table, sunken sink and drainer and tiled splash-back. Integrated oven with grill, gas hob and extractor fan above and space for fridge-freezer and dishwasher.

Veranda

Providing ample space for additional kitchen appliances and housing the 'Worcester Bosch' central heating boiler. There is an additional WC and pantry, integral access to the double garage and access to the rear garden.

First Floor Landing

A large gallery landing with a double glazed obscure

picture window to the front elevation, central heating radiator and access into all upstairs accommodation.

Bedroom One

With a double glazed bay window to the rear elevation, two central heating radiators, a selection of built-in wardrobes and dressing tables and access into:

En-Suite

A fully tiled en-suite with a double glazed obscure window to the side elevation, comprising low level WC, vanity sink unit, walk-in shower cubicle, chrome heated towel rail and extractor fan.

Bedroom Two

With a double glazed bay window to the front elevation, central heating radiator, built-in wardrobes and vanity sink unit.

Bedroom Three

With a double glazed bay window to the rear elevation, central heating radiator and wall mounted-electric fire and sink unit.

Bedroom Four

With a double glazed bay window to the front elevation, central heating radiator, feature wooden fireplace with electric fire inset and door through to an additional walk-in storage room which provides an additional sink unit, wardrobes and window to the rear elevation.

Bedroom Five

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

Bathroom

Fully tiled with a double glazed obscure window to the side elevation, comprising pedestal wash hand basin, Jacuzzi bath with gold plated mixer taps and separate walk in shower cubicle, gold plated heated towel rail with incorporated central heating radiator, shaving point and extractor fan.

Separate WC

Partly tiled with a double glazed obscure window to side elevation, providing low level WC, wall mounted sink unit, central heating radiator and extractor fan.

Garage

A double garage with electric up and over doors and additional separate single garage door, light and power with additional wash hand basin and housing the property maintenance meters.

Rear Garden

A beautifully maintained and wonderfully secluded rear garden, providing patio pathway across the rear of the property and steps down to the rest of the garden, with central lawn area and pathway around the entire garden. A vast array of mature trees, bushes and plants are throughout the garden with water feature, garden pond and large lawn area to the side of the property. A garden shed completes the garden and is ideal for storage, all enclosed via a fenced boundary.

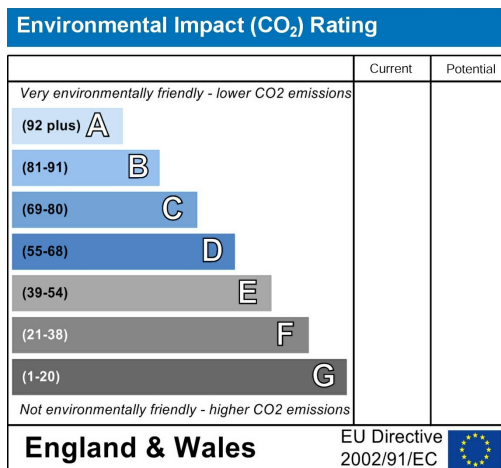
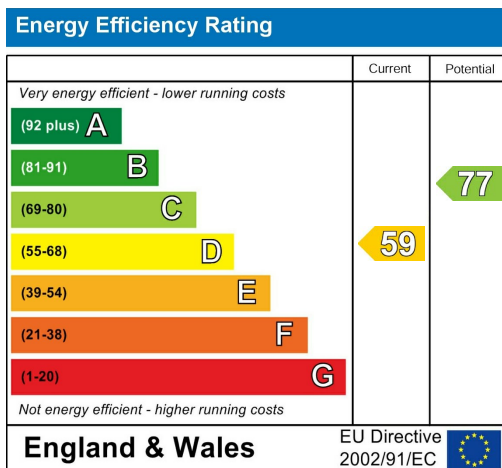
Floorplan







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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