# ENGLANDS



## 46 Stanley Avenue

Harborne, Birmingham, B32 2HA

£355,000

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## PROPERTY DESCRIPTION

Extended semi-detached property with a superb dining kitchen overlooking a south-facing garden. This delightful home has a sitting room, ground floor shower room, three bedrooms, family bathroom and a front driveway.

The property is located on Stanley Avenue, being very well-placed for the Queen Elizabeth Hospital, University of Birmingham, Harborne High Street with its excellent range of shops, including Marks and Spencer and Waitrose, alongside a very good selection of restaurants and bars. Birmingham city centre is readily accessible and local motorway connections to the M5 and M6 are also close by.
Viewing is highly recommended in order to fully appreciate the spacious and bright accommodation.

This property presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood while enjoying the comforts of a well-designed home. With its spacious layout and prime location, this semi-detached house on Stanley Avenue is not to be missed.



Tel: 01214271974

# 46 Stanley Avenue





The property is set back on the road by a paved driveway providing parking, UPVC entrance door with obscured glazing and side windows leads into a:

BAY PORCH
Having tiled floor, power point and composite entrance door leading into:

HALLWAY
Having ceiling light point, radiator, and stairs rising to first floor accommodation. Understairs storage cupboard. Also useful built-in storage cupboard housing the meters.

GROUND FLOOR SHOWER ROOM/WC
Having shower cubicle with wall-mounted electric shower, washed basin fitted into vanity storage with mixer tap over and tiles to splashback areas, low flush WC, wall-mounted mirrored cabinet, vertical radiator, ceiling light point, extractor fan and tiled floor.

SPLENDID EXTENDED KITCHEN/DINING ROOM

KITCHEN/DINING
4.47m max x 7.87m max (14'7" max x 25'9" max)
Having an extensive range of gloss-fronted wall and base units providing lots of storage, Quartz-style work surfaces, island having storage below, integrated six burner gas hob, and built-in bench seating. Over the gas hob is a ceiling-mounted extractor fan, and integrated appliances include microwave, electric oven, warming drawer, fridge and freezer, two wine chillers, dishwasher and washer/dryer. Large stainless steel sink with mixer tap over, mirrored splashback areas, tiled flooring, cupboard housing the Worcester gas Combi boiler, recessed ceiling spotlights plus further ceiling light point. UPVC double glazed bifold doors leading out to the garden and two Velux windows. Interconnecting folding doors open to:

SITTING ROOM
4.81m max into bay x 3.26m max into recess (15'9" max into bay x 10'8" max into recess)
Having ceiling light point with ceiling rose, UPVC double glazed bay window to the front and wall-mounted gas fire.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING
Having ceiling light point and loft access hatch with integrated ladder.

BEDROOM ONE
4.71m max x 3.3m max (15'5" max x 10'9" max )
Having UPVC double glazed bay window to the front elevation, radiator and ceiling light point.

BEDROOM TWO
3.93m max x 2.6m max to wardrobe front (12'10" max x 8'6" max to wardrobe front )
Having UPVC double glazed window overlooking the rear, full width built-in wardrobe with sliding doors, radiator and ceiling light point.

BEDROOM THREE
2.63m max x 2.43m max (8'7" max x 7'11" max)
Having UPVC double glazed window overlooking the front, radiator and ceiling light point.

BATHROOM
Having panel bath with jacuzzi system, mixer tap over and handheld shower attachment, wash hand basin set into vanity storage and mixer tap over, walk-in corner shower cubicle with tower shower, tiled floor, low flush WC, ceiling light points, vertical radiator, part complementary tiling to walls and wall-mounted mirrored cabinet.

REAR GARDEN
Attractive south-facing enclosed rear garden, having elevated paved seating area with wall lights and power, steps down to lawn and further paved rear seating area with garden shed, fence panels to three sides, tree lined aspect and gate providing side access to the front of the property. The garden has a lovely range of established evergreen shrubs and there is an outdoor tap.

ADDITIONAL INFORMATION
TENURE: FREEHOLD
COUNCIL TAX BAND: C









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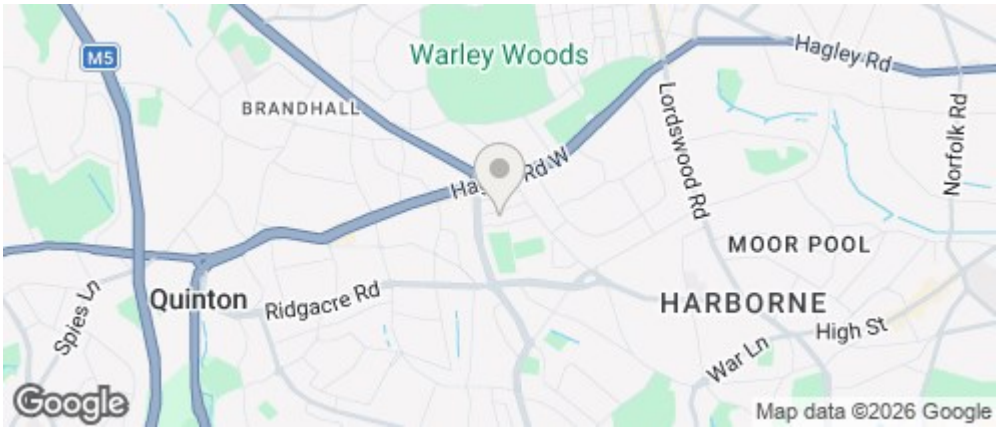




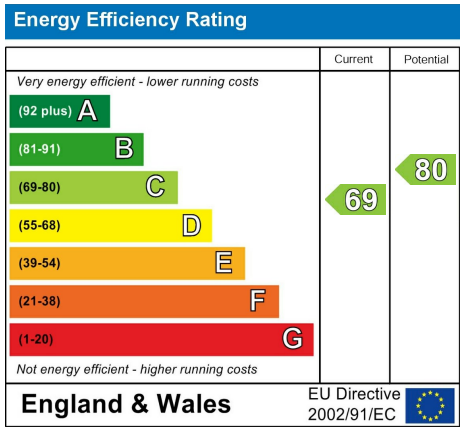
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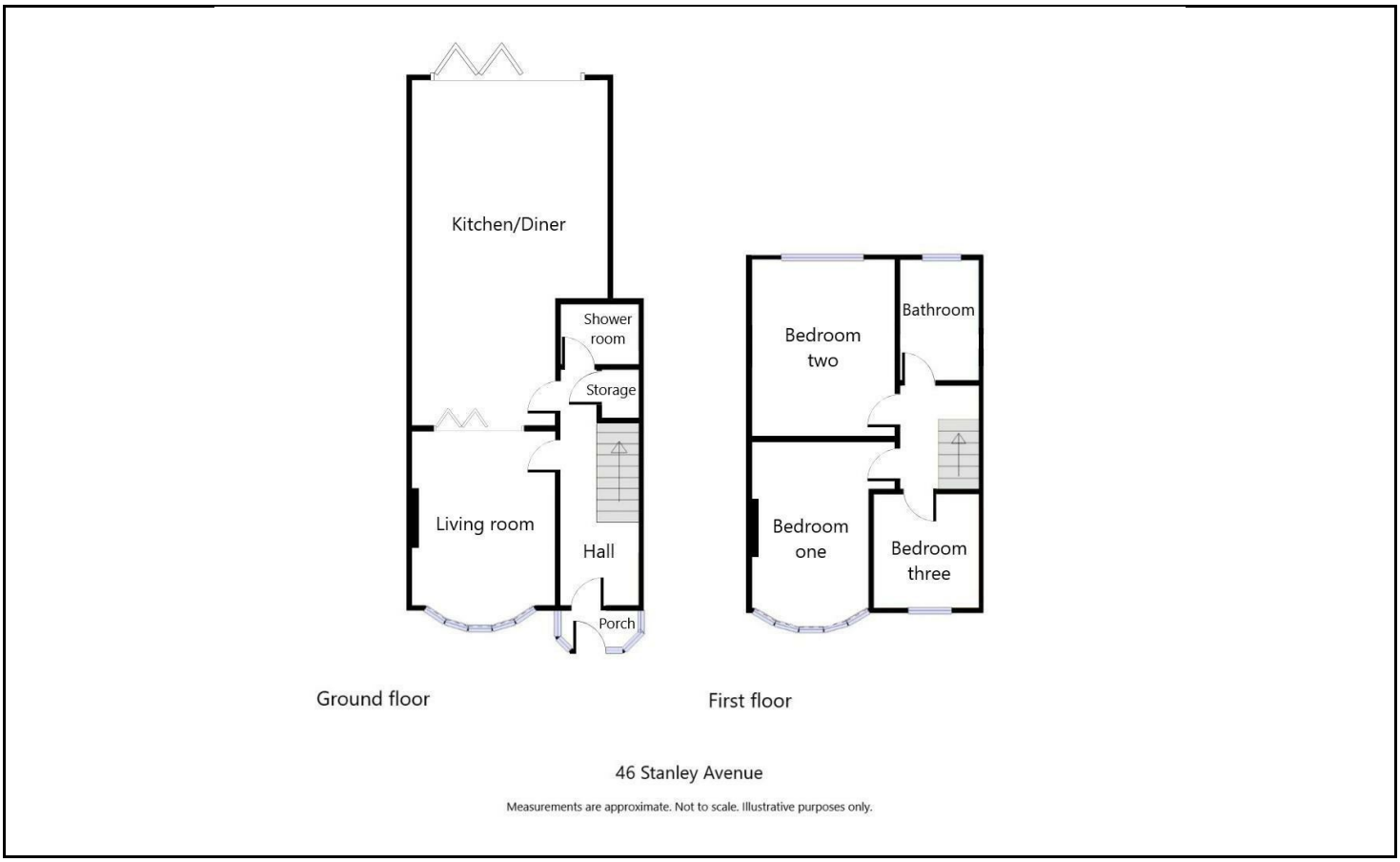
## ROAD MAP




## ENERGY EFFICIENCY GRAPH




## FLOOR PLAN




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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.