

# ENGLANDS



12 Fitz Roy Avenue

Harborne, Birmingham, B17 8RS

£425,000





## PROPERTY DESCRIPTION

This link detached bungalow is located on the sought-after Beech Lanes Estate having the benefit of light and spacious accommodation. The property includes living/dining room, kitchen, three bedrooms, wet room, rear garden, garage and driveway.

Located on Fitz Roy Avenue, which runs between Hamilton Avenue and Hagley Road West, providing excellent transport links Birmingham city centre, Harborne and Edgbaston Village. The Queen Elizabeth Hospital, the newly-opened Midland Metropolitan University Hospital and University of Birmingham are all readily accessible. Local motorway connections to the M5 and M6 are conveniently close by.

The property is well set back from the road by a lawned front garden, paved pathway leading to the side with ramp to entrance door, driveway providing parking for multiple vehicles and side gate leading through to rear garden.



Tel: 01214271974



Entrance door leads into porch. Part glazed door then leads into:

#### ENTRANCE HALLWAY

Having ceiling light point and storage cupboard housing meters.

#### LIVING AREA

4.68m max x 3.42m max (15'4" max x 11'2" max)  
Having two radiators, UPVC double glazed window, ceiling light point with ceiling rose, and electric fireplace with marble style inset and hearth.

#### DINING AREA

3.23m max x 3.02m max (10'7" max x 9'10" max)  
Having radiator, UPVC double glazed window and ceiling light point with ceiling rose.

#### KITCHEN

3.13m max x 2.84m max (10'3" max x 9'3" max)  
Having wooden style vinyl flooring, ceiling light point, a range of wall and base units with worktop over, single bowl sink drainer with mixer tap over, space for cooker, wall mounted extractor fan, partial tiling to walls and radiator. UPVC double glazed window to the side elevation plus double glazed door leading outside.

#### INNER HALLWAY

Having ceiling light point, loft hatch access and airing cupboard housing Vaillant gas boiler.

#### BEDROOM ONE

3.68m max x 3.60m max (12'0" max x 11'9" max)  
Having ceiling light point, radiator, UPVC double glazed window and built-in wardrobes.

#### BEDROOM TWO

3.59m max x 2.89m max (11'9" max x 9'5" max)  
Having ceiling light point, radiator and UPVC double glazed window.

#### BEDROOM THREE

2.80m max x 2.48m max (9'2" max x 8'1" max)  
Having ceiling light point, radiator and UPVC double glazed window.

#### WET ROOM

Being fully tiled and comprising wall mounted shower, low flush WC, two UPVC obscured double glazed windows, pedestal hand wash basin with mixer tap over, radiator and ceiling light point.

#### OUTSIDE

#### GARDEN

Having paved patio area, lawn and side gate to front.

#### GARAGE

Having up and over metal door.

#### ADDITIONAL INFORMATION

Council Tax Band: E  
Tenure: Freehold



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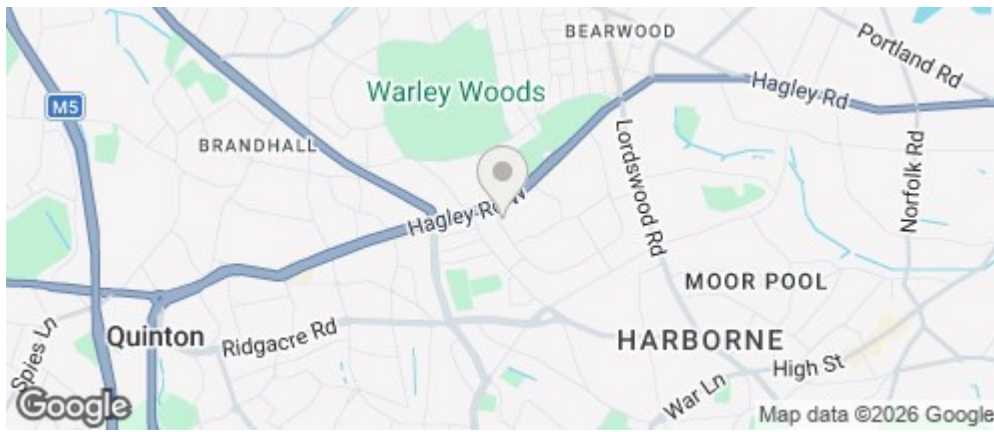




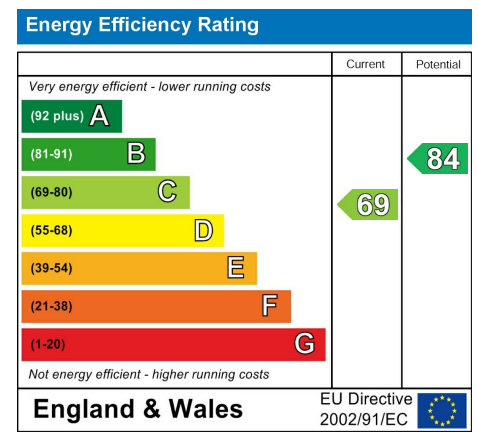
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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