

ENGLANDS



12 Fitz Roy Avenue

Harborne, Birmingham, B17 8RS

£392,000





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

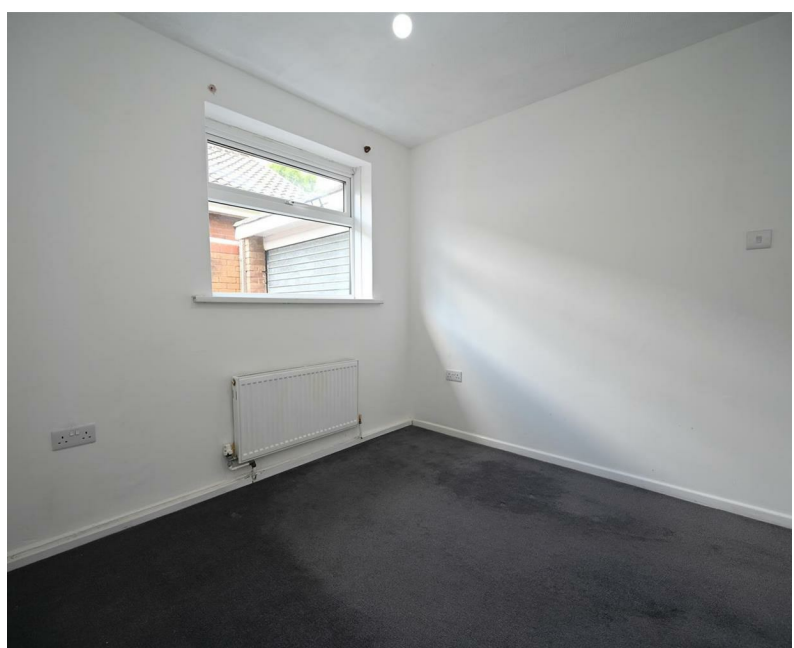
Council Tax Band: E

Tenure: Freehold

The property falls within the Calthorpe Estates Scheme of Management with a current annual charge of £65.



ENGLANDS

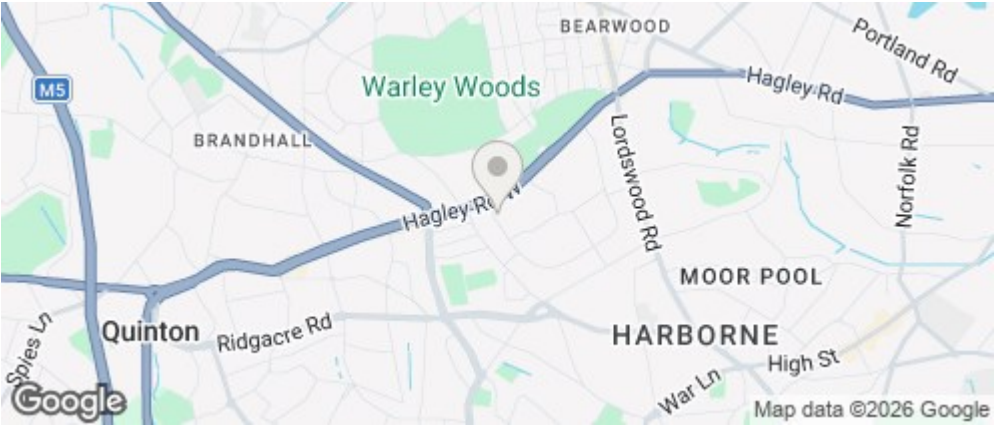




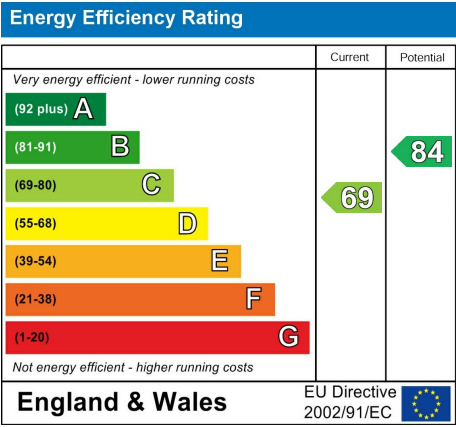
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.