55 Fitz Roy Avenue, Harborne, B17 8RL



TOTAL FLOOR AREA : 2097 sq.ft. (194.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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55 Fitz Roy Avenue, Harborne

Hicks Hadley

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PREMIUM PROPERTY WITH NO UPWARD CHAIN **SUPERB CORNER PLOT WITH POTENTIAL**
A well presented, extended four bedroom detached property in this most prestigious of locations for access to Birmingham city centre, schools, transport links and all local amenities. The property briefly comprises: porch, reception hall, dual aspect front sitting room, large rear lounge, downstairs wc, open plan kitchen/diner, utility room, front reception room/study, store, landing, four double bedrooms, dual aspect bathroom with separate shower cubicle and separate wc to first floor. The property further benefits from: double garage, on/off block paved driveway, large private rear garden with access from the road to the rear offering a range of options for development subject to planning permission. EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE PROPERTY AS WELL AS THE POTENTIAL OFFERED BY THE CORNER PLOT. EPC: D

Offers Over £950,000 - Freehold

Hicks Hadley







Porch
With door into:

Reception Hall
Having impressive stained glass to front elevation, stairs to first floor, central heating radiator and doors into:

Dual Aspect Front Sitting Room 13' x 11'3 (max) (3.96m x 3.43m (max))
With central heating radiator, feature fireplace, double glazed bay window to front elevation and double glazed window to side elevation.

Spacious Rear Lounge 14'1 x 11'9 (max) (4.29m x 3.58m (max))
With central heating radiator, feature fireplace and double glazed bay window to rear elevation.

Downstairs WC
With low flush wc, vanity wash hand basin and obscured window to side elevation.

Open Plan Kitchen/Diner 18'1 x 16'7 (max) (5.51m x 5.05m (max))
Having a range of matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, electric hob, extractor chimney over, integrated Bosch oven and grill, integrated dishwasher, splash back tiling, two central heating radiators, double glazed window to rear elevation, double glazed door into garden and door into:

Utility Room 10'4 x 5'7 (3.15m x 1.70m)
With plumbing for automatic washing machine, space for further appliance and double glazed window to rear elevation.

Front Reception Room/Study 14'4 x 7'10 (4.37m x 2.39m)
With central heating radiator, double glazed window to front elevation and door into:

Side Store/Hall
Offering useful storage.

Landing
Having central heating radiator, obscured window to side elevation and doors into:

Dual Aspect Master Bedroom 18'1 x 13'11 (5.51m x 4.24m)
Having two central heating radiators, double glazed window to front elevation and double glazed window to rear elevation.

Bedroom Two 13' x 11'2 (max) (3.96m x 3.40m (max))
Having two central heating radiators and double glazed bay window to front elevation.

Bedroom Three 11'9 x 10'8 (3.58m x 3.25m)
With central heating radiator and double glazed window to rear elevation.





Bedroom Four 10'10 x 7'11 (max) (3.30m x 2.41m (max))
With central heating radiator and double glazed window to front elevation.

Dual Aspect Bathroom 10'6 x 9'2 (3.20m x 2.79m)
Having suite to include large walk in shower cubicle, bath with central mixer tap, low flush wc, pedestal wash hand basin, heated towel rail, ceramic tiling, two obscured double glazed windows to side elevation and obscured double glazed window to rear elevation.

Separate Upstairs WC
With low flush wc.

Double Garage 18'1 x 13'11 (5.51m x 4.24m)
With sliding entrance door to the front and door into garden.

Outside
Front: With block paved on/off driveway, privacy hedge, lawn and access to double garage and front entrance door.

Rear: Having paved patio with double garage access door, superb large lawn, border shrubbery and area to the rear with gated access from the road offering potential for development (subject to planning permission) or useful for many purposes.

Agents Note
We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: D

COUNCIL TAX BAND: G

All main services are connected (GAS/ELECTRIC/WATER).

Broadband/Mobile coverage- please check on link- //checker.ofcom.org.uk/en-gb/broadband-coverage



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