

## 3 STAPYLTON AVENUE, HARBORNE, B17 0BA



WELL MAINTAINED SEMI DETACHED FAMILY HOME WITHIN THIS GREAT HARBORNE LOCATION. BENEFITING FROM THREE BEDROOMS, THROUGH LOUNGE AND DINING ROOM, REFITTED KITCHEN AND CONSERVATORY. TO FURTHER COMPLIMENT THE PROPERTY IS AN INTEGRAL GARAGE AND FRONT DRIVEWAY.

£550,000

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## **Location**

STAPYLTON AVENUE is a quiet cul de sac approached from St Peters Road and is highly regarded as a sought after location within Harborne Village. Harborne High Street is readily accessible with its excellent shopping, restaurant and cafés including Marks & Spencer Food Hall and Waitrose, whilst there is also easy access to Birmingham city centre, University of Birmingham and the Queen Elizabeth medical complex. Public transport is also nearby with a range of buses and other transport links directly into the city centre. The surrounding area offers excellent state and independent schools for boys and girls of all ages, including St Peter's C of E Primary, Harborne Junior & Infants school and The Blue Coat school. Recreational amenities include Edgbaston & Harborne golf clubs, Edgbaston Priory & Edgbaston Archery tennis clubs, sailing at Edgbaston Reservoir, Warwickshire County Cricket Ground and Birmingham Botanical Gardens.

## **Introduction**

STAPYLTON AVENUE is a particularly spacious gas centrally heated and double glazed semi detached residence, set back beyond a block set front driveway providing parking for two cars and a quaint foregarden. Fully meriting an internal inspection, the immaculately maintained accommodation includes at ground floor; reception hall, through lounge/dining room, kitchen, conservatory and guest cloakroom. At first floor level are three excellent bedrooms and family bathroom. To complement the property is an integral garage and private enclosed rear garden with patio.

## **Porch**

Glazed double doors to front elevation

## **Entrance Hall**

Hardwood front door, central heating radiator, staircase rising to first floor accommodation, under stairs storage, ceiling light point and door into garage

## **Guest Cloakroom**

Obscure glazed window to side elevation, low level wc with concealed cistern, vanity unit with wash hand basin, chrome central heating towel radiator and ceiling light point



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## Dining Room

18'0" X 10'0" (5.49m X 3.05m) Leaded light bay window to front elevation with fitted blinds, gas fed multi fuel stove, central heating radiator, two pendant ceiling light points,



## Living Area

14'0" X 11'0" (4.27m X 3.35m) Double glazed windows to rear elevation with fitted blinds and ceiling spotlights



## Through Dining to Living area



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## Open Plan Breakfast Kitchen

18'9" X 13'4" (5.72m X 4.06m)



## Kitchen

A range of wall and base units with contrasting Quartz work tops, sunken Villeroy & Bosch ceramic sink with drainer, gas cooker point and space for range cooker



## Conservatory

Double glazed windows and patio doors to rear elevation and central heating radiator



## First Floor Accommodation

Staircase rising from entrance hall to first floor landing

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## Master Bedroom

15'4" X 8'3" (4.67m X 2.51m) Leaded light bay window to front elevation, ceiling light points, fitted mirrored wardrobes, carpet flooring and central heating radiator



## Bedroom Two

13'10" X 10'9" (4.22m X 3.28m) Leaded light bay window to rear elevation, ceiling spotlights, carpet flooring and central heating radiator



## Bedroom Three

8'7" X 5'11" (2.62m X 1.80m) Leaded light window to front elevation, carpet flooring, central heating radiator and ceiling spotlights



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## Family Bathroom

Obscure double glazed window to rear elevation, Villeroy & Bosch ceramics to include; panelled bath with central taps, wash hand basin with vanity unit below and low level wc with concealed cistern. Walk in shower, part tiling to walls, Xpelair, central heating radiator and ceiling spotlights



## Outside

Drive way to front elevation with access to garage

## Rear Garden

Patio area with fenced perimeter and lawn with mature trees and bushes



## General Information

**POSSESSION:** Vacant possession will be given upon completion of the sale.

**SERVICES:** Mains electricity, gas, water and drainage are available

**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944

**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**TENURE:** The agents are advised that the property is Freehold.

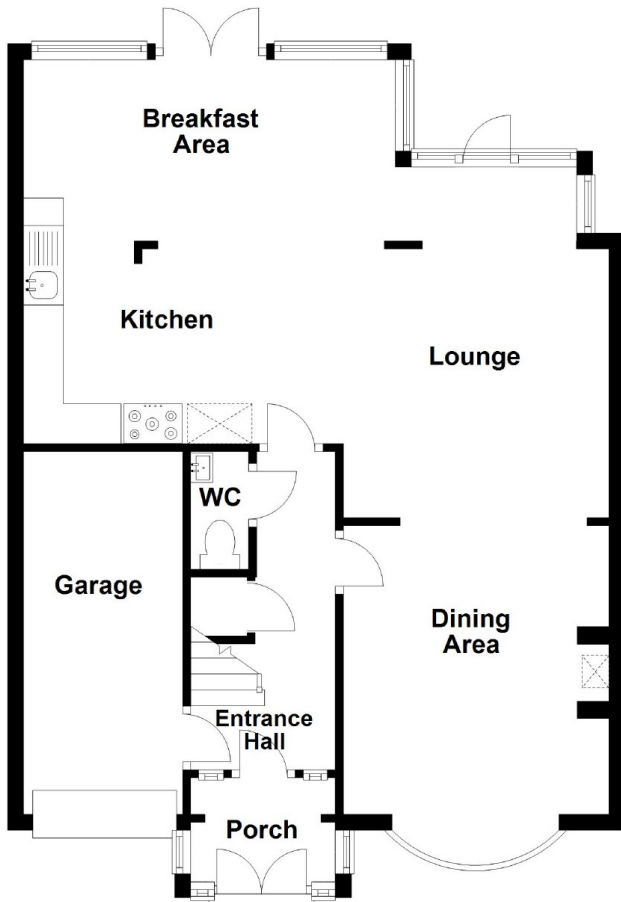
**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

**VIEWING:** Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.



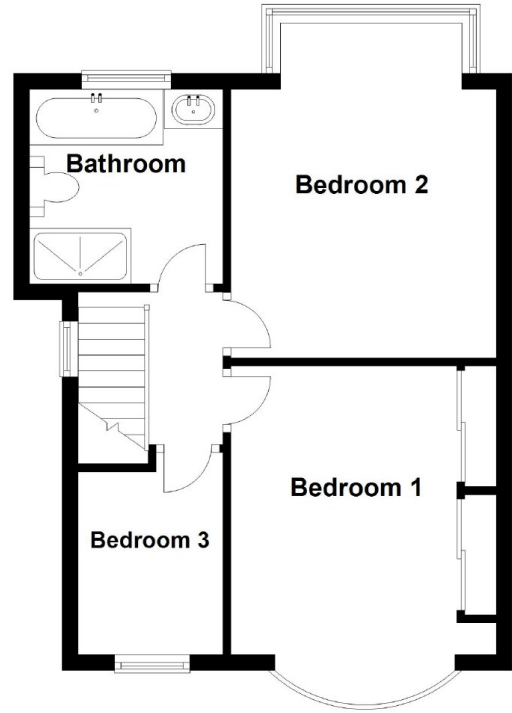
## Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



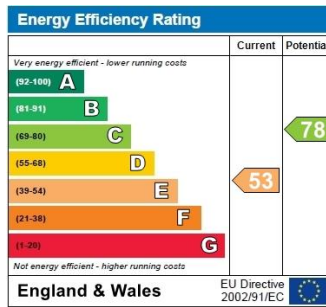
## First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 107.9 sq. metres (1161.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.  
Plan produced using PlanUp.



### 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. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent 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".

### MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the 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 a final inspection of the property prior to exchange of contracts".