A TRADITIONAL FOUR BEDROOM FREEHOLD DETACHED RESIDENCE SITUATED IN THIS SOUGHT AFTER LOCATION AND BENEFITTING FROM A LARGE REAR GARDEN.
EPC BAND RATING E

OFFERS IN THE REGION OF £899,995
**Draft Sales Particulars**

These are draft sales particulars and have not yet been verified by the vendor. They are subject to alteration.

**LOCATION**

FITZROY AVENUE is one of the finest and sought after roads in Harborne. Conveniently placed for educational, cultural and recreational amenities of Harborne, Edgbaston and City Centre. The Motorway network links readily accessible, as are Brindley Place, the Mailbox, the International Convention Centre and National Indoor Arena. There are a variety of shopping facilities in Harborne and a range recreational amenities in both Harborne and Edgbaston including Harborne Golf Clubs, Edgbaston Priory Tennis and Squash Club and the Warwickshire County Cricket Ground. The University of Birmingham, the Queen Elizabeth Medical Complex and private hospitals are all close to hand. As are schools for children of all ages, in both the private and public sectors.

**DESCRIPTION**

44 FITZROY AVENUE boasts a most attractive red brick frontal elevation and offers family based accommodation with a large lawned rear garden. Set back beyond an in and out pebbled driveway. The accommodation which benefits from gas central heating comprises at ground floor level enclosed porch, reception hall with staircase rising off, living room with feature inglenook fireplace, separate dining room with bay window to rear, breakfast kitchen with multi-fuelled stove and a range of units, separate side utility, guest cloakroom and downstairs shower room. At first floor level there are four excellent bedrooms, family bathroom and further shower room. To complement the property there are two garages and large rear garden.

The accommodation comprises in more detail:

**Fully Enclosed Porch**

With quarry tiled floor, ceiling light point, hardwood front door.

**Reception Hall**

Having exposed stripped wooden floor, understairs storage cupboard, central heating radiator, low wattage halogen ceiling light points, staircase rising off and leaded light stained glass window to front giving an excellent degree of natural light.
**Full Length Reception Room**
20'0" x 12'0" (max) (6.10m x 3.66m (max)) Having inglenook fireplace with gas coal effect fire inset feature fireplace with hearth beneath, two central heating radiators, low wattage halogen ceiling light points, cornice, power points, TV aerial point, two wall light points, leaded light hardwood bay window to front and 'french' doors to rear and two stained glass leaded light style windows to side.

**Separate Dining Room**
15'5" x 14'1" (4.70m x 4.29m) Exposed floor boarding, central heating radiator, feature fireplace with brick chimney breast with quarry tiled hearth, ceiling light point, coving, leaded light hardwood bay window to rear.

**Guest Cloakroom**
Being part tiled, low level WC., wash hand basin, ceiling light point, leaded light window to front.

**Breakfast Kitchen**
18'9" x 12'0" (5.72m x 3.66m) Having a range of high gloss white fronted units to include sink unit and drainer with base units beneath, further base and wall units, matching work surface, plumbing for dishwasher, gas cooker point, stainless steel splashback and extractor hood, space saver heated electric chromed towel rail, low wattage halogen ceiling light points.
**Separate Breakfast Area**
Multi fuelled stove inset in rustic red brick fireplace and chimney breast, integrated fridge, floor tiling, double glazed patio doors to rear with door and window to side.

![Separate Breakfast Area](image)

**Rear Lobby**
Leads to:

**Shower room**
Having corner shower cubicle with electric shower, wash hand basin, low level WC, ceiling light point, 'Xpelair', window to rear.

**Side Covered Utility**
25'0" x 7'2" (7.62m x 2.18m) Having plumbing for washing machine, sink unit and drainer with base units beneath, further matching base units with useful storage, access to the garden and double doors through to side garage.

**On the first floor**
A tread staircase leads to the first floor landing with power points, picture window to front, useful storage cupboard, access to loft with retractable ladder and to:

**Bedroom One**
19'4" x 13'11" (max) (5.89m x 4.24m (max)) Having central heating radiator, several power points, low wattage halogen ceiling light points, cornice, leaded light hardwood bay window overlooking the rear garden.

![Bedroom One](image)
**Bedroom Two**
16'5" x 12'0" (5.00m x 3.66m)
Having dual aspect leaded light hardwood windows to front and rear with secondary glazing, two central heating radiators, several power points, low wattage halogen ceiling light points.

**Bedroom Three**
11'10" x 10'11" (3.61m x 3.33m)
Having central heating radiator, ceiling light point, leaded light hardwood picture window to rear.

**Bedroom Four**
12'0" x 9'6" (3.66m x 2.90m)
Having central heating radiator, power points, ceiling light point, leaded light hardwood picture window to front.

**Part Tiled Family Bathroom**
Comprising panelled bath with hand held microphone shower, WC, wash hand basin, floor and wall tiling, space saver heated chrome towel rail/radiator, airing cupboard housing the 'Baxi' boiler, double glazed window to side.
**Separate Shower Room**
Having corner shower cubicle with on-line mixer, space saver heated chrome towel rail, wall tiling, double glazed window to side.

**Outside**
The property is set well back from Fitz Roy Avenue beyond an in/out pebble and crazy paved driveway with inset rockery and path, side borders with mature conifers and trees.

**Integral Garage**
With double doors to front currently used as a play/music room with power, ceiling light points and wood laminate floor and door to the side garage.

**Side Garage**
With double doors to front.

**Large Rear Garden**
Comprise flagged patio leading down to a large lawn with established shrub and tree borders, the whole being fully enclosed and enjoying a sunny aspect.

Outside security lighting and side gate.

**Rear Elevation**
Patio area and rear elevation of the house.

**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.
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.

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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.