



## 3 FITZ ROY AVENUE

HARBORNE, BIRMINGHAM B17 8RL

Robert  Powell  
RESIDENTIAL SALES & LETTINGS

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£1,250,000

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A spacious and much-loved family home extending to more than 3,500 sq.ft. and located on one of Harborne's most prestigious roads. The property presents as a well-maintained house with a great deal of potential, standing on a large plot with excellent rear garden and parking for several cars on the front drive, in addition to the two garages.

## Situation

Fitz Roy Avenue is widely regarded as one of Harborne's premier residential addresses and is situated some 4 miles to the west of Birmingham City Centre and around a mile from the amenities of Harborne High Street.

## Description

3 Fitzroy Avenue is a fine family home with spacious accommodation on three floors and a great deal of character. The house is set well back from the road with a large paved drive with flower borders and access to the two single garages.

The house is approached through a porch with an inner part-glazed door with stained glass panels leading into the reception hall with a staircase rising to the first floor on the right.

The Sitting Room is a large reception room with full length windows onto the conservatory and the back garden with window to the side and fine fireplace with living flame gas fire. There is coving to the ceiling and two ceiling roses. The Family room is a smaller less formal room with sliding glazed doors opening onto the





conservatory and with views of the garden, it is cosy and intimate.

The Dining Room is a large formal room at the front of the property, the perfect size for entertaining. It has elegant coving to the ceiling and ceiling rose with light point and is bright and airy with large bay window onto the front drive. with large window onto the front drive. There is a cloakroom off the hall.

The kitchen is fully fitted, with a range of units, both base and wall-mounted in which are set a double oven, five ring gas hob, twin sink units beneath the window and space for a dishwasher.

Adjoining the kitchen is a utility room/second kitchen with extra facilities, including a single drainer sink, space for American fridge/freezer, base and wall mounted units. A door leads into the Laundry Room where there is plumbing for a washing machine and tumble dryer, windows and door onto the garden. There is a walk in store room, access to the garages next to this area.

Across the rear of the house is a spacious conservatory which serves as additional living space, with dining area, sitting room, playroom and general recreation room and is a welcome addition when entertaining and hosting family parties.

#### **On the first floor**

There is a leaded light window with stained glass panels on the half landing, the staircase leads to the main wide landing.

The Master Bedroom is a large room with an array of fitted wardrobes, built in dressing table, an air-conditioning unit and coving to the ceiling. It has an ensuite shower room with w.c., bidet, vanity unit with





hand washbasin, window onto the garden and tiling to the walls.

There are four further bedrooms on this level, some with fitted wardrobes and one of which is fitted out as a study/office/bedroom. The family bathroom is well-appointed with a spa bath, hand washbasin, shower cubicle and tiled walls. There is a separate w.c. and walk-in store-room, airing cupboard with hot water tank.

The Second floor has two further bedrooms, both large doubles with plenty of useful eaves storage and fitted furniture. The shower room is well appointed with a white suite with shower, hand washbasin and w.c.

### Outside

At the front the generous sized drive allows for parking for several cars in addition to the two single garages. The garden at the rear is extensive in size with manicured lawns, shrubs, flower borders and mature trees. The garden faces west and enjoys the evening sun with open outlook onto adjoining gardens.

### General Information

**Tenure:** The property is understood to be freehold however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management (copy available on request). An annual estate charge of approximately £60 is payable.

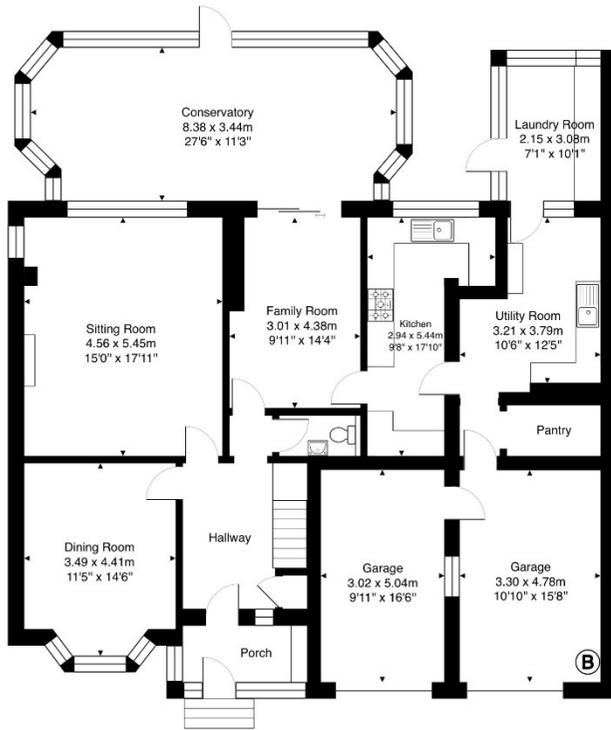
**Council Tax:** Band G.

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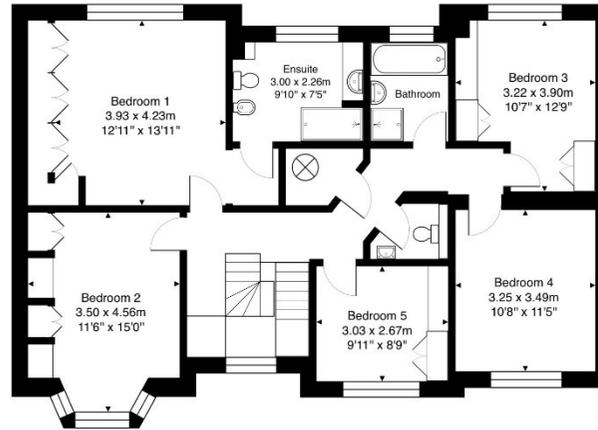




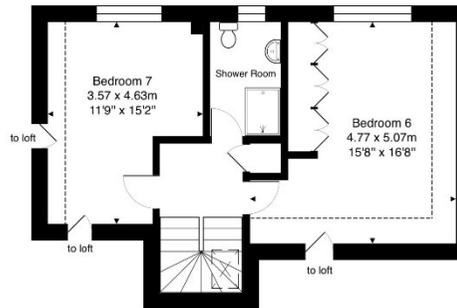
**Ground Floor**  
Area: approx 176.0 m<sup>2</sup> ... 1894 ft<sup>2</sup>



**First Floor**  
Area: approx 103.8 m<sup>2</sup> ... 1118 ft<sup>2</sup>



**Second Floor**  
Area: approx 48.7 m<sup>2</sup> ... 525 ft<sup>2</sup>



3 Fitz Roy Avenue, Harborne, Birmingham, B17 8RL.

Total Area: approx 328.5 m<sup>2</sup> ... 3536 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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