



56 Kelmscott Road, Birmingham, B17 8QN

Offers In The Region Of £950,000

Hadleigh Estate Agents are delighted to offer this substantial four bedroomed detached home for sale, located on the ever popular and sought after Kelmscott Road.

Set back from the road, the property boasts a large driveway and garage. Inside is a welcoming entrance hallway, front lounge and further reception room with conservatory added. Extended dining kitchen, complete with pantry and guest WC.

Upstairs are four double bedrooms, master with ensuite bathroom, family bathroom and additional shower room. The pull down loft hatch, giving access to an excellent loft space. To the rear is a private garden with patio area and predominantly laid to lawn.

Location

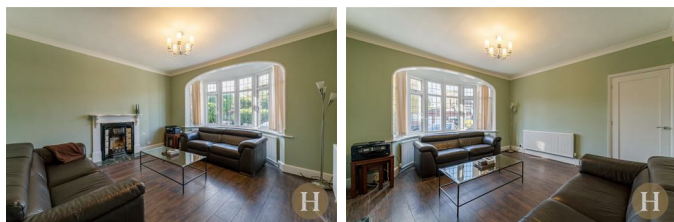
Kelmscott Road is conveniently located for easy access to Harborne High Street. The High Street offers an array of bars, shops including Waitrose and Marks & Spencer's food hall, along with award winning restaurants. There are also excellent transport links from Harborne or the nearby A456 Hagley Road into Birmingham City Centre. Nearby leisure facilities include Harborne Leisure Centre, Harborne and Edgbaston Golf clubs and the ever popular Edgbaston Priory. Further benefitting from nearby University of Birmingham and Queen Elizabeth Hospital.

Entrance Hall



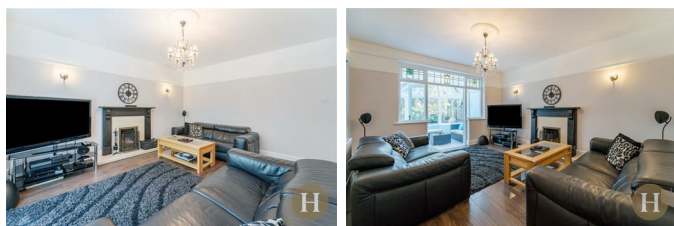
Ceiling light points and gas central heating radiator. Wooden flooring and stairs to first floor accommodation.

Front Reception Room



Laminate flooring, bay window to front elevation, ceiling light point and gas central heating radiator.

Rear Reception Room



French doors leading to conservatory, laminate flooring, ceiling light point and gas central heating radiator.

Extended Kitchen Diner



Modern fitted kitchen with a range of base and wall units. Plumbing for utilities, integrated oven and grill, gas hob and extractor hood. Internal glazed window and door, gas central heating radiator and wooden flooring.

Conservatory



Patio doors to garden, gas central heating radiator, tiled flooring and ceiling light.

Guest W.C

Low level flush WC, hand wash basin, partially tiled walls

Landing

Pull down loft hatch, carpeted flooring, window to front elevation and ceiling light point.

Master Bedroom



Master bedroom with carpeted flooring, window to rear elevation, gas central heating radiator and bespoke fitted wardrobes.

Master en-suite



Bedroom Two

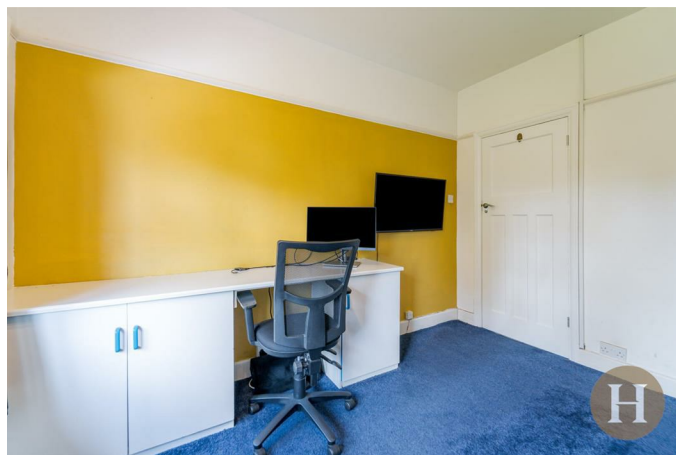


Double bedroom with carpeted flooring, bay window to front elevation, gas central heating radiator and fitted wardrobes.

Shower Room

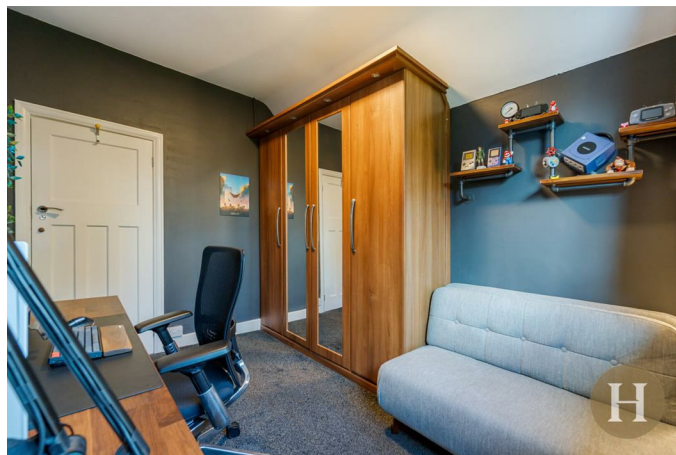


Bedroom Three

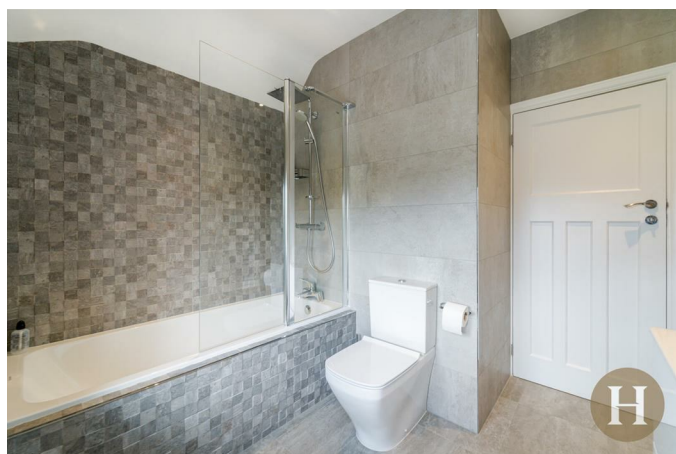


Double bedroom with carpeted flooring, window to rear elevation, gas central heating radiator and fitted wardrobes.

Bedroom Four



Family Bathroom



Benefitting from double glazed window to front elevation, mains shower over bath with fully tiled walls. Low level flush WC, hand wash basin, towel radiator and fitted cupboard.

Garage

Single garage with up and over door, housing boiler, ceiling light point and side access to rear garden.

Rear Elevation



Garden



Slabbed patio area, large private garden with fenced boundaries and predominantly laid to lawn.

General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - TBC

Council Tax Band - G

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

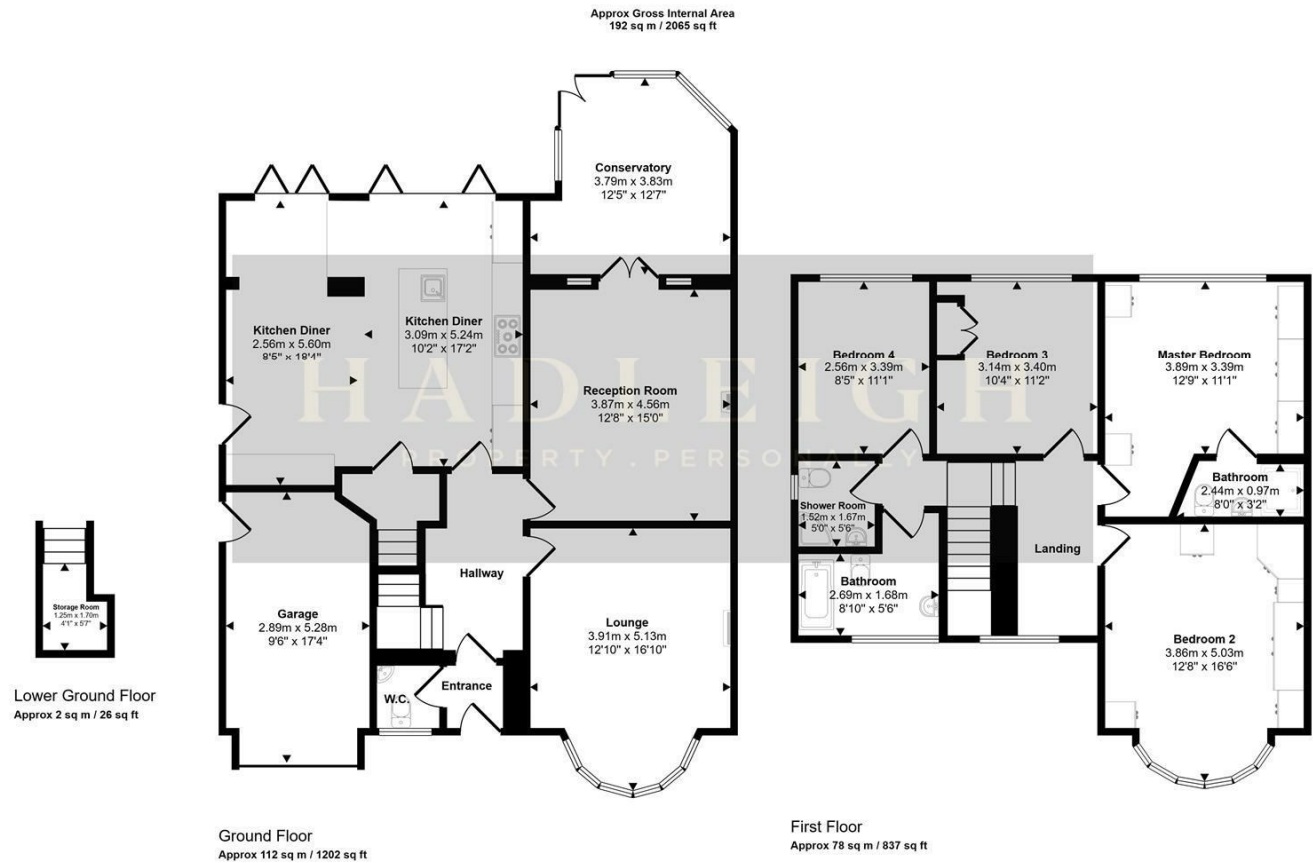
WATER AUTHORITY: Severn Trent Water - 0345 500500

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, some items are available by separate negotiation.

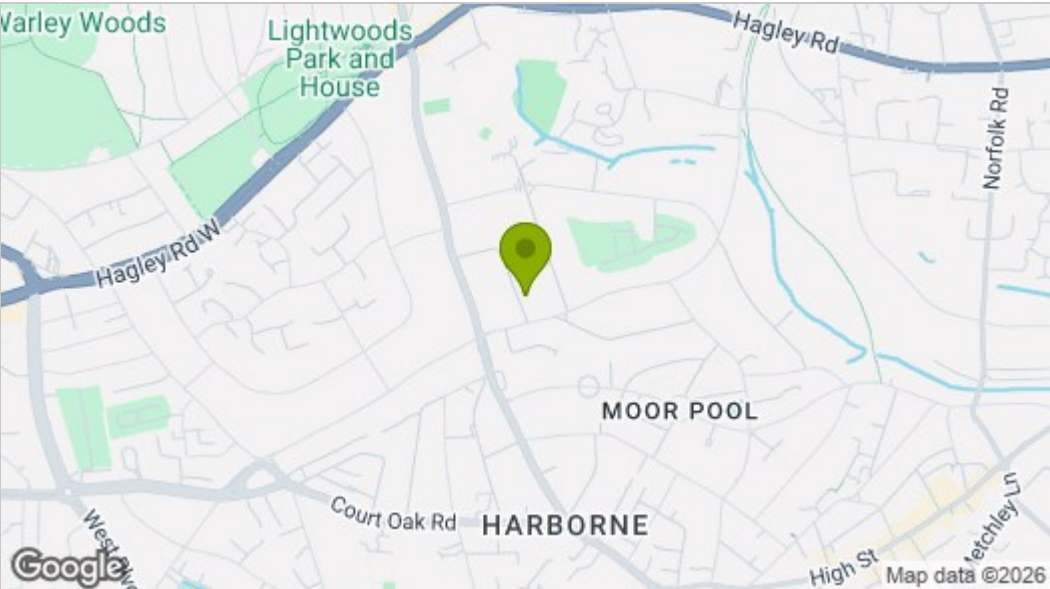
VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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.

Energy Efficiency Graph

