



## 55 Croftdown Road, Birmingham, B17 8RE Offers In The Region Of £1,199,950

Hadleigh Estate Agents are delighted to offer this substantial four/five bedroom detached house for sale. Situated on the ever-popular Croftdown Road, the property is located conveniently for easy access to Harborne High Street, offering an array of bars, restaurants and shops including M & S food and Waitrose. Nearby are local primary and secondary schools and excellent transport links into Birmingham City Centre, Queen Elizabeth Hospital and University of Birmingham.

The property comprises, a large driveway for several cars, double garage and storeroom. Spacious entrance hallway with a downstairs cloakroom and a separate shower room with a toilet and bidet. The property has a well-proportioned dining room, spacious lounge, conservatory, utility room and a fully fitted kitchen complete with an AGA cooking range. The first floor currently has a master bedroom with a walk-in wardrobe and en-suite bathroom. Adjacent to the master is an upstairs lounge with delightful views over the rear garden, with potential to be used as is or as a bedroom, office or nursery. There are a further two double bedrooms, with a family bathroom and guest W.C completing the first floor. The second floor has a substantial sized bedroom with two large built-in storage cupboards. The house also boasts an integrated sound system with control panels and ceiling speakers running throughout the property. To the rear of the property is an extensive, beautifully landscaped private garden with several water features.

### Additional 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 - D

Council Tax Band - G

### Entrance Hallway



Double glazed window to front elevation, access to store room and shower room. Stairs to first floor accommodation, gas central heating radiator and ceiling spotlights.

### Dining Room



Carpeted flooring, double glazed bay window to front elevation, ceiling spotlights, two gas central heating radiators and feature fireplace.

### Lounge



Carpeted flooring, double glazed windows to rear elevation and gas central heating radiator. Ceiling spotlights and light points, with feature fireplace.

### Conservatory



### Kitchen



A range of base and wall units, partially tiled walls, double glazed window to rear elevation. Sink and drainer unit, extractor hood enclosed with bespoke units and focal point AGA.

## Utility Room



H

A range of base and wall units, plumbing for washing machine and tumble dryer. Belfast sink, towel radiator, partially tiled walls, ceiling spotlights, double glazed window to rear elevation and patio door.

## Shower Room



H

Towel radiator, ceiling spotlights, walk in shower cubicle with mains shower. Low level flush WC, fitted vanity unit, bidet and skylight.

## Landing

Bespoke wooden staircase, stained glass window, carpeted flooring and gas central heating radiator. Ceiling spotlights and stairs to second floor accommodation.

## Lounge



H

Carpeted flooring, double glazed window to rear elevation, gas central heating radiator and ceiling spotlights.

## Master Bedroom



H

Access to walk in wardrobe and en-suite bathroom. Ceiling spotlights, double glazed window to rear elevation and gas central heating radiator.

## Bathroom



H

Tiled walls, shower over bath, fitted vanity unit, low level flush WC and towel radiator along with obscure double glazed window to front elevation.

## Wardrobe



Bespoke fitted units and drawers, ceiling spotlights and mirrored wall.

## Bedroom 3

Carpeted flooring, fitted wardrobes, gas central heating radiator, double glazed windows to front elevation and ceiling light point.

## Bedroom 4



Double glazed window to front elevation, carpeted flooring, fitted wardrobes, gas central heating radiator and ceiling spotlight.

## Bathroom



Obscure double glazed window to rear elevation

and side elevation. Low level flush WC, bidet, fitted vanity unit and walk in shower along with bathtub. Towel radiator, ceiling spotlights and storage cupboard.

## W.C

Additional guest W.C, gas central heating radiator and ceiling spotlights.

## Bedroom 2



Dual aspect glazing to front and rear elevation, ceiling spotlights and ample walk in storage cupboards.

## Garage



Electric up and over garage door, electrics and lighting. Housing heating system, side door and rear access.

## Garden



A multitude of mature shrubs, outhouses and lawned garden. Brick path and seating areas along with pond.

## General Information

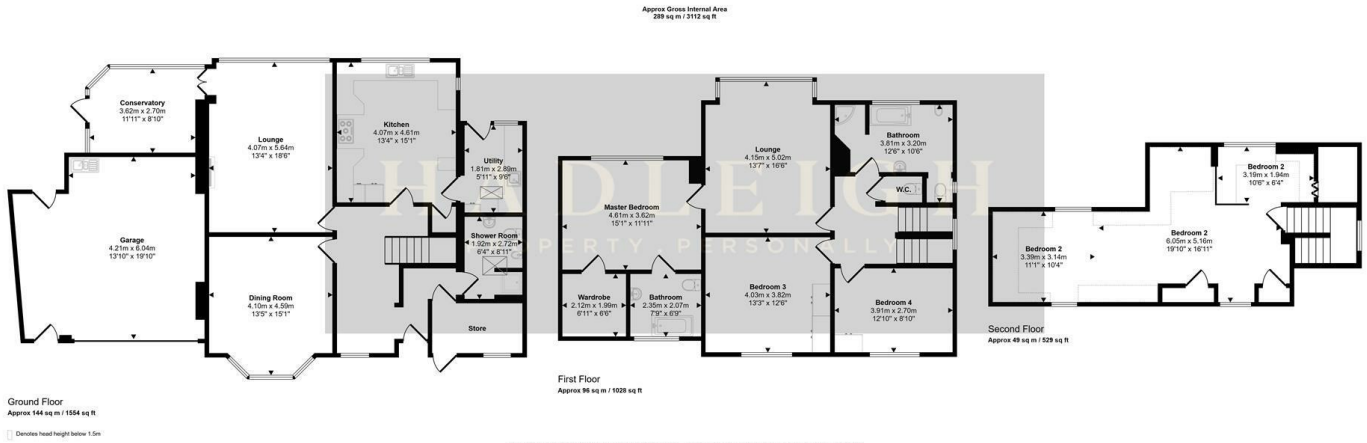
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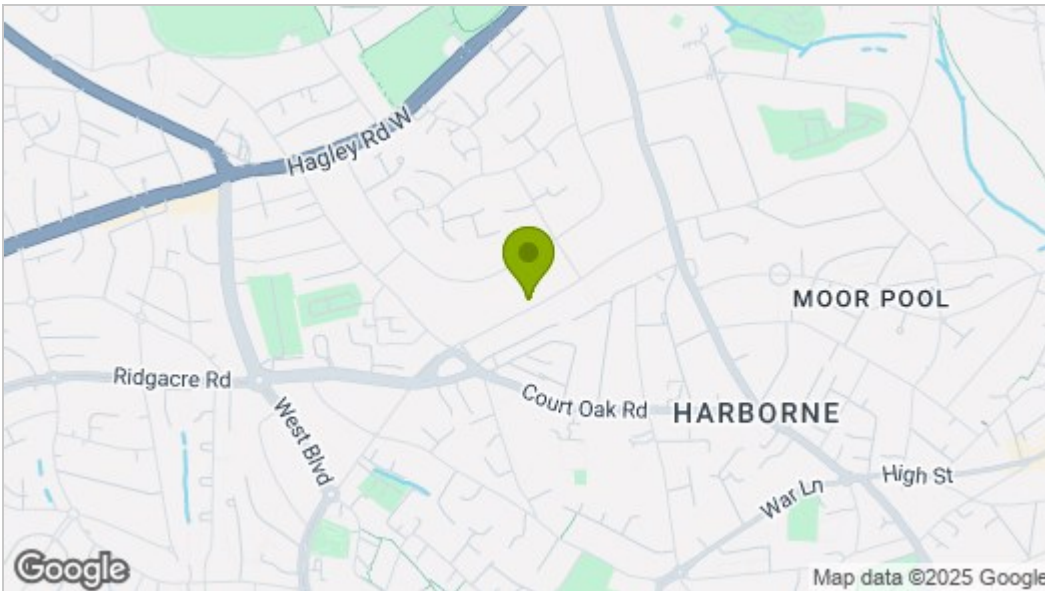
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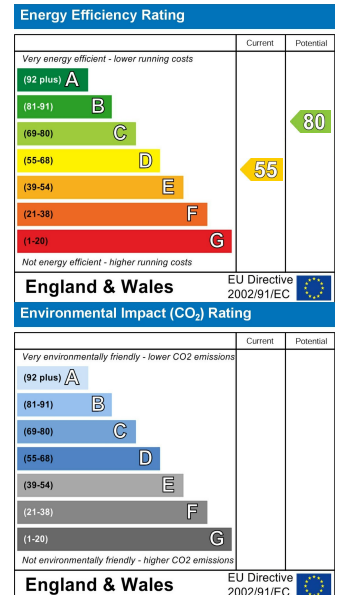
# Floor Plan



# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.