



## 5 Stapylton Avenue, Birmingham, B17 0BA Offers In The Region Of £660,000

Hadleigh Estate Agents are delighted to offer this wonderful four bedroom, extended, semi-detached home on the desirable and well-located Stapylton Avenue in central Harborne. Offered with NO UPWARD CHAIN the property is within walking distance to Harborne High Street, offering an abundance of cafes, bars, restaurants and shops, the property is also conveniently located for University of Birmingham and Queen Elizabeth Hospital.

The property also falls within the catchment area for a number of sought after primary schools, including Harborne Primary and St Peters, along with easy reach to Harborne Golf Club, Harborne Leisure Centre and offers excellent transport links into Birmingham City Centre.

Approached via a large driveway capable of parking multiple cars the property opens into a large entrance hallway.

To the front of the property is a welcoming reception room with large bay window with bespoke shutters. The contemporary gas fireplace being the centrepiece of the room.

To the rear of the property is a modern, open plan kitchen diner and sitting area which features bi-fold doors giving access to a private garden. The modern kitchen offers ample storage space with integrated appliances, with the island being a main focal point, ideal for socialising.

Additionally the property further benefits from a utility room and guest WC.

On the first floor are four bedrooms, two spacious double bedrooms, both with bespoke shutters. There is a further double bedroom and large single bedroom, completing upstairs is a modern family bathroom and additional separate shower room.

Call Hadleigh Estate Agents today to arrange your viewing.

We have been advised that the property is freehold.

#### **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.

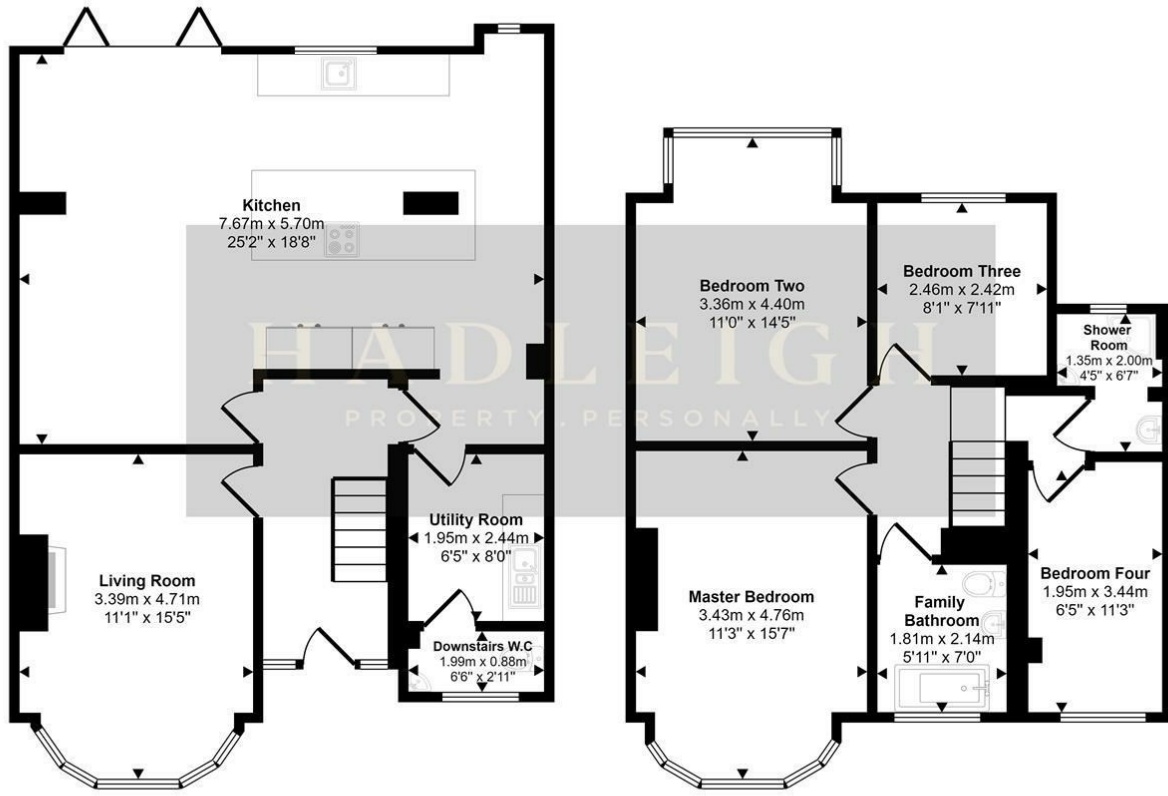
Tenure - Freehold

EPC - D

Council Tax Band - C

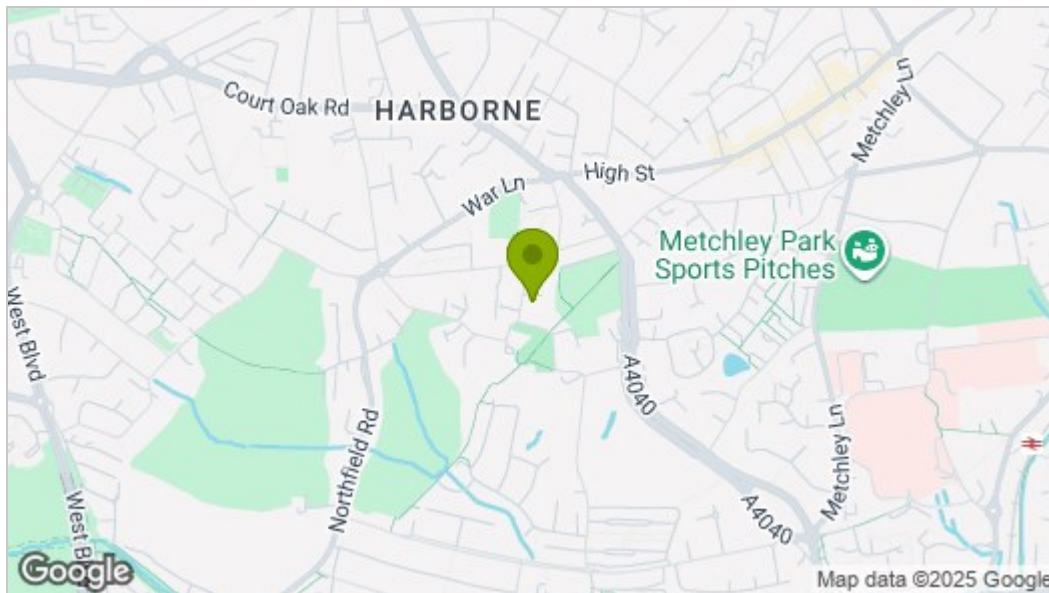
# Floor Plan

Approx Gross Internal Area  
131 sq m / 1413 sq ft

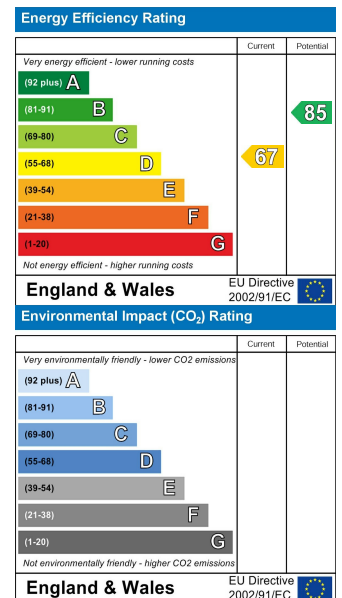


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# 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.