



**30 Gilmorton Close, Birmingham, B17 8QR**  
**Offers Over £1,000,000**

Hadleigh Estate Agents are delighted to offer this impressive refurbished five bedroom Dorma bungalow located on the highly sought after Gilmorton Close. This beautifully designed home has been thoughtfully extended to provide a spacious open plan living accommodation, further benefitting from gated parking to the front of the property for multiple cars.

Offered with no upward chain this outstanding home offers, a large driveway for multiple cars, along with two double garages, complete with EV charging point. To the front is a well kept lawned garden and to the rear an impressive patio area with artificial lawn. The inside accommodation boasts a spacious entrance hallway, a modern fitted kitchen, complete with integrated appliances. A grand living room with bi-fold doors offers the perfect family space, a further reception room and internal access to one of the garages. Completing downstairs are two bathrooms, one complete with bath and double bedroom.

Access to the first floor accommodation can be gained via two staircases. The first leading from the lounge diner, giving access to the master bedroom offering floor to ceiling windows, air conditioning unit and master en suite. This side of the property also comprises, walk in wardrobe, a substantial double bedroom and modern shower room. To the other side of this magnificent property are two double bedrooms, a further en suite shower room and spacious landing.

#### Location

Gilmorton Close is conveniently located in prime position, nestled into a quiet cul-de-sac. Being a stones throw away from Harborne High Street, offering an abundance of bars, shops and restaurants. Also offering excellent transport links into Birmingham City Centre, the nearby Queen Elizabeth Hospital and University of Birmingham.

#### Entrance Hall



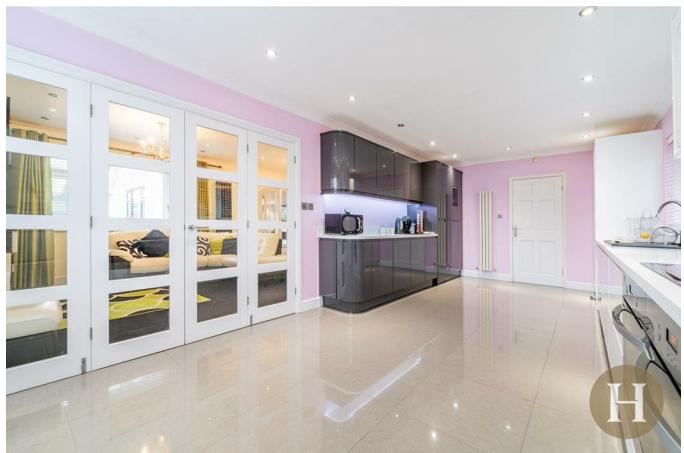
Wood flooring, radiator, two ceiling light points with original ceiling rose surround, three wall light points and double glazed obscure window to rear elevation.

#### Main Downstairs Bathroom



Tiled flooring, tiled walls, ceiling spotlight points, double glazed obscure window to rear elevation, heated towel rail, shower cubicle, bath, hand wash basin and low flush W.C

#### Kitchen



Tiled flooring, ceiling spotlight points, two double glazed windows to front elevation, two radiators, double gas oven, induction hob and integrated appliances.

#### Front Reception Room



Carpeted flooring, ceiling spotlight points, two ceiling light pendants, two radiators, double glazed window to front elevation and French doors leading to; kitchen and lounge / diner.

## Lounge / Diner



Tiled flooring, underfloor heating, ceiling spotlight points, four ceiling light pendants, three wall light points, double glazed window to front elevation, double glazed bifolding doors loading to rear elevation and gas feature fireplace.

## First Floor Landing



Carpeted flooring, two ceiling light pendants, radiator, double glazed skylight and bespoke oak staircase leading to lounge / diner.

## Master Bedroom



Air conditioning unit, carpeted flooring, double glazed window to front and rear elevation, two double glazed skylights, three radiators, two ceiling light pendants and ceiling spotlight points.

## Master Bedroom EN-Suite



Laminate tiled flooring, double glazed skylight, three wall light points, heated towel rail, walk in shower cubicle, hand wash basin and low flush W.C

## Main First Floor Bathroom



Laminate tiled flooring, double hand wash basin, low flush W.C, shower cubicle, two smart heated towel rails, double glazed skylight, ceiling light points, wall light point and vanity mirror.

## Walk-in Wardrobe

Carpeted flooring, double glazed skylight and ceiling spotlight points.

### Bedroom Three



Carpeted flooring, ceiling spotlight points, ceiling light pendant, radiator, two double glazed skylights and double glazed window to front elevation.

### Bedroom Five



Carpeted flooring, ceiling spotlight points, two ceiling light pendants, radiator, hand wash basin and double glazed window to rear elevation.

### Landing



Wood flooring, ceiling light pendant, wall light point, radiator, double glazed skylight, storage cupboard and double glazed obscure window to rear elevation.

### Bedroom Two



Wood flooring, ceiling spotlight points, radiator, double glazed window to front elevation, double glazed skylight and storage.

### Bedroom Two EN-Suite



Wood flooring, shower cubicle, low flush W.C, hand wash basin with storage, radiator, double glazed skylight and storage cupboard.

### Bedroom Four



Wood flooring, ceiling spotlight points, radiator, two double glazed skylights and built in storage.

## Downstairs Shower Room



Tiled flooring, heated towel rail, radiator, double glazed obscure window to rear elevation, ceiling spotlights, shower cubicle, hand wash basin and low flush W.C

## Garden



Patio, artificial lawn, shrub beds and fences to boundaries.

## 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

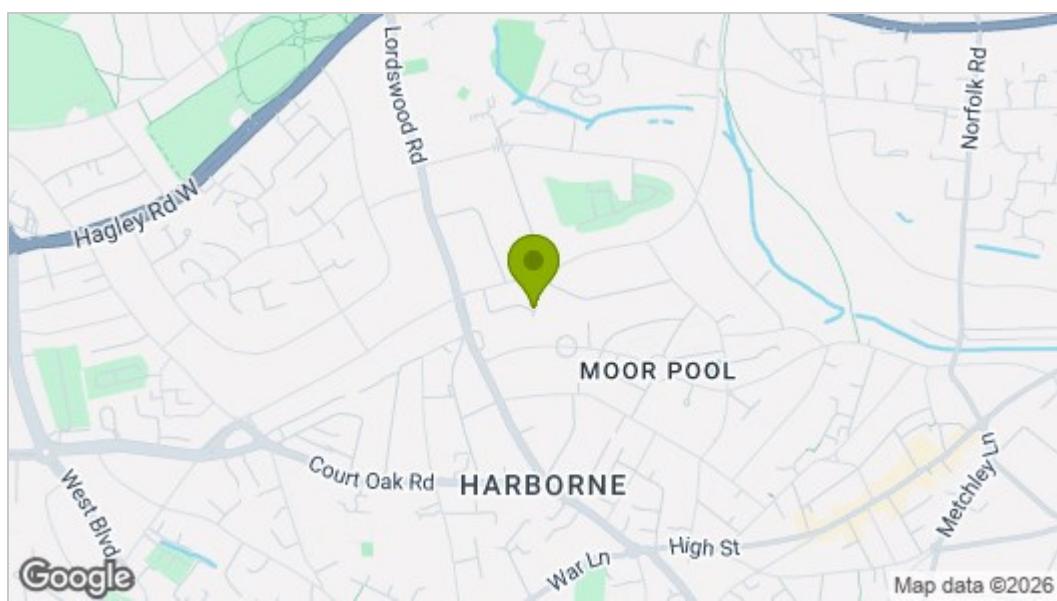
Council Tax Band - F

EPC - C

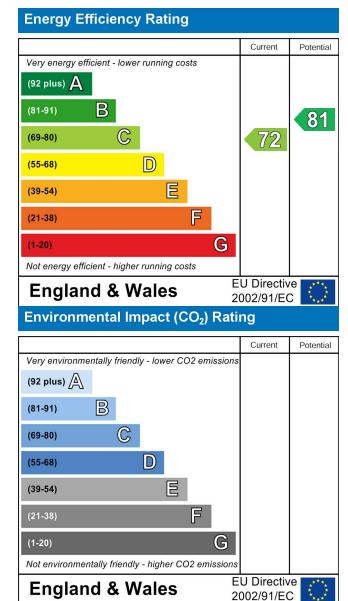
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.