



28 Stanmore Road, Birmingham, B16 9TA

£600,000

Hadleigh Estate Agents are delighted to present this substantial five bedroom detached family home for sale. Located on Stanmore Road and offered with no upward chain.

The property comprises; In and out driveway allowing for multiple cars, and garage. Entrance hallway, two spacious reception rooms with period features. Fitted kitchen diner, guest WC and utility room.

The first floor boasts three double bedrooms, the master bedroom benefitting from its own en-suite shower room. Coming off the spacious landing is a further family bathroom. To the second floor are two large double bedrooms, benefitting from ample eaves storage space. Along with modern shower room.

To the rear of the property is a large private garden, including patio and gravelled areas. Rear access to the garage along with side entry. The rear of the garden boasts a substantial workshop, complete with electrics and lighting.

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.

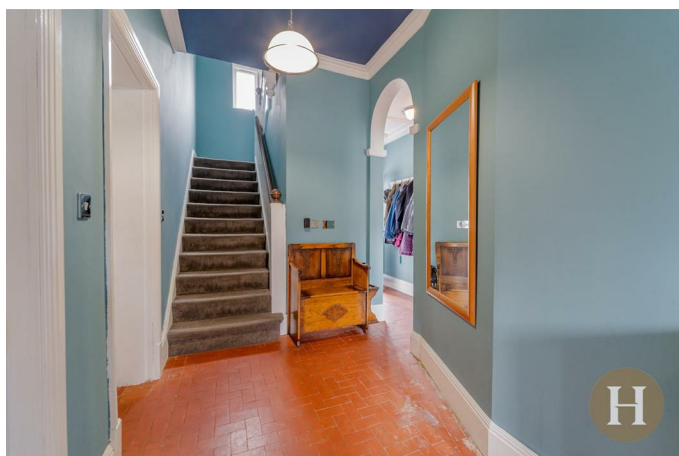
Tenure - Freehold
EPC - D
Council Tax Band - E

Location



Located on Stanmore Road the property is conveniently set for excellent transport links into Birmingham City Centre, nearby Edgbaston Reservoir and Harborne High Street. Nearby schools and local amenities, including easy access to motorway networks.

Entrance Hall



To the front of the property is an obscure glazed front door, the hallway further benefits from internal storage cupboards. Original tiled flooring welcomes you into the house, along with a gas central heating radiator and ceiling light points. The hallway further gives access to the rear garden and WC/ Utility room.

Dining Room



A spacious dining room with high ceilings and bay window, including carpeted flooring, ceiling light point, gas central heating radiator and glazed window to front elevation. A decorative internal glazed doorway leads to a spacious lounge allowing for both rooms to flow, whilst also giving the option to separate.

Lounge



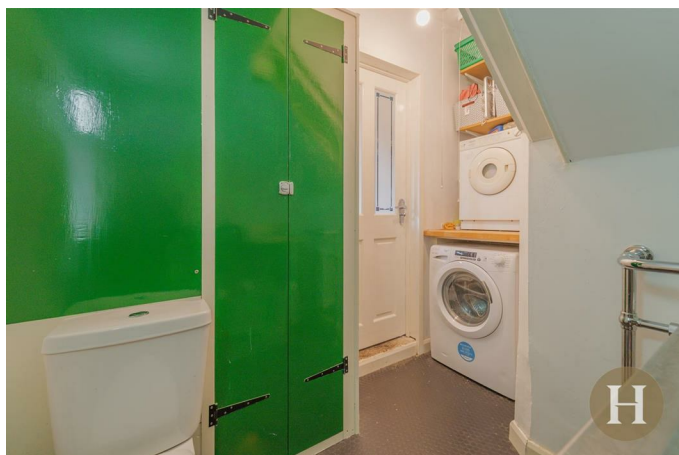
A fantastic sized lounge with carpeted flooring, wall lights, ceiling light point and gas central heating radiator. Boasting a feature fireplace with integral log burner. To the rear the lounge further benefits from patio door and windows to the rear elevation, allowing access to the garden.

Kitchen Diner



A fantastic fitted kitchen with a range of base and wall units. Allowing ample room for a breakfast bar. Partially tiled walls and tiled flooring. Plenty of space for the cooker and extractor hood, with integral spacing for fridge freezer and internal storage cupboards. There are windows to front and side elevation along with rear patio door bringing plenty of natural light into the property.

W.C/ Utility Room



Plumbing for utilities, low level flush WC, sink unit, ceiling light point and storage cupboard.

First Floor Landing

A spacious landing space with window to rear elevation allowing for natural light to come in. Carpeted flooring, gas central heating radiator, ceiling light point and stairs to second floor accommodation.

Master Bedroom



A fantastic king sized bedroom with traditional high ceilings. The room is spacious enough for fitted wardrobes, shelving, a king size bed and still allowing for plenty of floor space. Carpeted flooring, window to front elevation, gas central heating radiator, ceiling light point and further benefitting from access to master en-suite.

Master En-suite



Partially glazed internal door, walk in shower cubicle, low level flush WC, vanity unit and medicine cabinet. Obscure glazed window to front elevation, vinyl flooring, tiled walls, traditional towel radiator and ceiling spotlights.

Bedroom Two



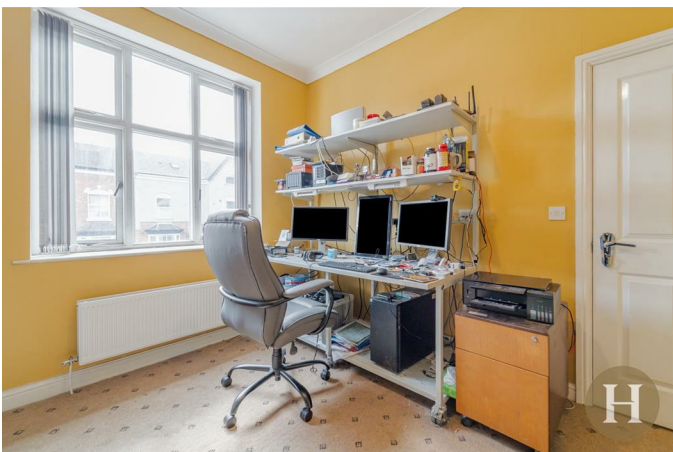
A very spacious bedroom with carpeted flooring, large windows to rear elevation, ceiling light point and gas central heating radiator.

Family Bathroom



Spacious modern family bathroom. Enclosing traditional towel radiator, tiled flooring and walls. Benefitting from storage cupboards, low level flush WC and hand wash basin. The bathroom allows for a fantastic king sized bath with shower connection. Side and rear elevation obscure windows allow light to flood in.

Bedroom Five



A good sized double bedroom with carpeted

flooring, window to front elevation, ceiling light point and gas central heating radiator. Also doubling up as a perfect working from home office or study.

Second Floor Landing

Top floor landing still allows for excellent ceiling height, allowing light and space. Perfect window to rear elevation, carpeted flooring, traditional wood bannisters and ceiling light point.

Bedroom Three



Large double bedroom with bay window to rear elevation, creating an ideal reading nook. Carpeted flooring, ceiling light point and gas central heating radiator. The loft rooms further benefitting from excellent storage space within the eaves.

Bedroom Four



Large window to side elevation, carpeted flooring, ceiling light point and gas central heating radiator. This double bedroom further benefitting from even more eaves storage.

Shower Room



Modern shower room with vinyl flooring, modern tiled walls and walk in shower cubicle. Tucked away is a low level flush WC and vanity unit. Ceiling and wall lights along with traditional towel radiator complete this shower room.

Garage

Roll garage door, electrics and lighting along with rear garden access.

Garden

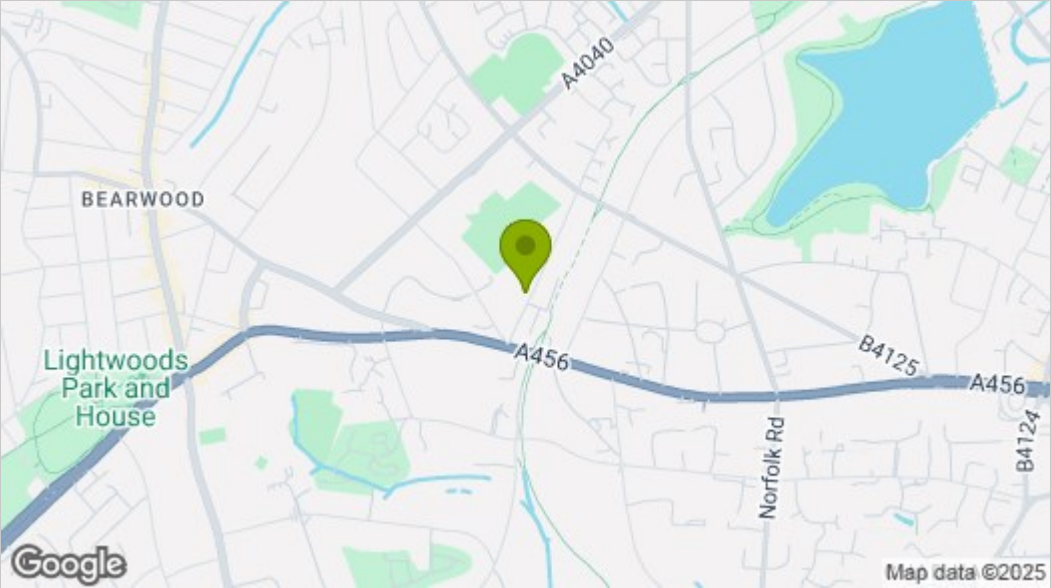


An extensive rear garden, boasting a large patio area perfect for entertaining, also with lockable bike store.. A well kept lawned garden with mature shrubs and fenced boundaries. To the rear of the garden is an aluminium greenhouse and large garden workshop. The workshop benefits from glazed windows with mains electrics, lighting and guttering. Rear gravelled area with base for greenhouse.

Floor Plan



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

