



## 13 Regent Road, Birmingham, B17 9JU

**Asking Price £560,000**

Hadleigh Estate Agents are delighted to offer this fantastic four bedroom terraced home for sale. The property had been fully renovated and extended by the current owners in 2020. Throughout, the property has been carefully designed to a high specification.

The property boasts; entrance hallway leading to the lounge offering original features, modern and contemporary dining room. Further benefitting from boot room and utility area, along with guest WC.

To the rear, the property offers a modern kitchen, including breakfast bar and reception room. High end Neff appliances, underfloor wet heating and skylights along with designer lighting throughout the property. A new boiler was installed in 2020 along with landscaped garden accessed via the bi-fold doors. The first floor offers two double bedrooms, and modern Lusso bathroom suite, with stairs to the second floor offering an additional two bedrooms.

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 - D



## Location



Regent Road is conveniently located for easy access to Harborne High Street, offering an array of bars, award winning restaurants including Harborne Kitchen, Tropea and popular supermarkets. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital, University of Birmingham including University train station. Nearby leisure facilities include Harborne Leisure Centre, Harborne Golf Club and the world renowned Edgbaston Priory and Tennis Club.

## Hallway

Engineered Oak flooring, designer ceiling light point, central heating radiator and stairs to first floor accommodation.

## Lounge



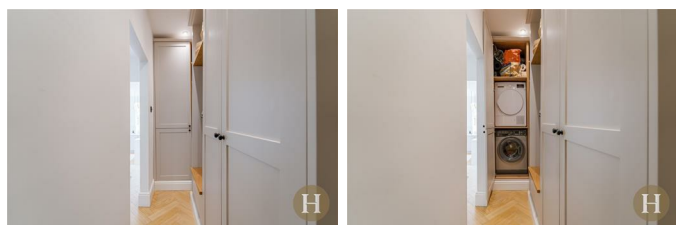
Restored, original feature fireplace, cornices and ceiling rose along with ceiling light point. Bespoke fitted shutters, carpeted flooring, central heating radiator and bay window seating.

## Dining Room



Spacious dining room, benefitting from Engineered Oak Flooring running throughout, central heating radiator, designer ceiling light point and open access into the kitchen and boot room.

## Boot Room & Utility



Bespoke fitted built-in Utility and Boot Room, made from Oak. Including built-in washing machine and tumble dryer. Engineered Oak flooring, central heating radiator and ceiling spotlights.

## Guest WC



Low level flush WC, hand wash basin, wall lighting and ceiling spotlight. Partially tiled walls, engineered Oak flooring and extractor fan.

## Kitchen



Bespoke fitted kitchen with Quartz worktops, Wet underfloor heating, boiling water tap and high end Neff kitchen appliances, including Fridge Freezer, Oven, Combi Microwave Oven, Induction Hob and Dishwasher. Designer ceiling light and spotlights, engineered Oak flooring and skylights.

## Reception Room



Extended in 2020, boasting skylights running the course of the extension, engineered Oak flooring, underfloor Wet heating, ceiling spotlights and bi-fold doors.

## Landing

Carpeted flooring, ceiling light points and internal storage cupboard. Offering access to second floor accommodation.

## Master Bedroom



Large master bedroom boasting bespoke fitted shutters and Oak built fitted wardrobes. Carpeted flooring, ceiling rose and light point, window to front elevation and central heating radiator.

## Bedroom Two



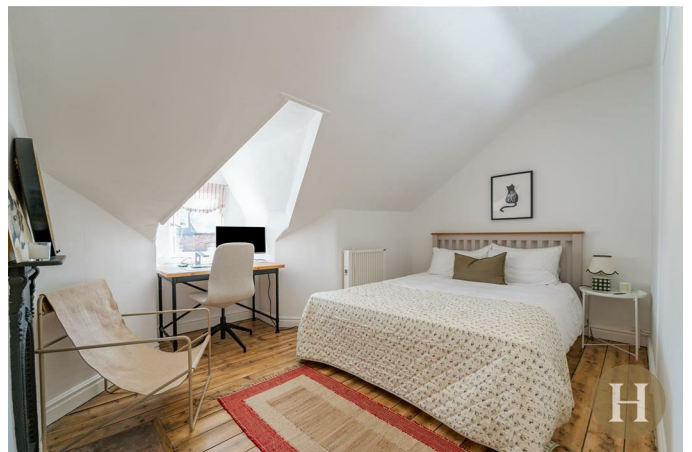
Double bedroom offering bespoke fitted Oak wardrobes, window to rear elevation, ceiling light point, central heating radiator and carpeted flooring.

## Bathroom



Lusso Stone bathroom suite including solid stone freestanding bath, 'his and hers' wash basins. Walk in shower, low level flush WC, central heating radiator, wall light and spotlights. Window to side elevation and sliding door cupboard.

## Bedroom Three



Spacious double bedroom offering window to front elevation, central heating radiator, internal glazed windows and ceiling light point.



## Bedroom Four



Fourth bedroom offering original features, internal glazed windows, carpeted flooring and eaves storage.

## Garden



Three tiered garden, with paved patio area, leading to gravelled dining area and lower lawn. Fenced boundaries, outside security light and high spec, police approved metal shed.

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

