



12 Queens Court, Birmingham, B32 2LE

**£785,000**

Hadleigh Estate Agents are delighted to present a fantastic, four bedroom, detached family home to the market located in the highly popular Queens Court. This rare opportunity boasts move in ready accommodation and is offered chain free.

Queens Court is an imposing family residence, situated with an exclusive cul de sac in a most enviable position. The detached property boasts four double bedrooms, with master en-suite. Spacious lounge, large open plan kitchen diner and utility room. The property further offers, guest WC, modern family bathroom, large garage and private garden.

## Location



Queens Court is an exclusive modern development situated in a quiet cul de sac adjacent to the beautiful Queens Park. There are plenty of recreational amenities close by to include Harborne Golf Club, Harborne Swimming and Leisure Centre, Harborne Church Farm Golf Course and Harborne Cricket Club. There are a plethora of shops within walking distance towards Harborne High Street which boasts a wealth of bars, restaurants, supermarkets and cafés. Schooling in the area is in abundance with several highly regarded schools and the University of Birmingham. Public transport allows for commuting into the City Centre and QE Medical Complex with ease.

## Reception Hall



Welcoming entrance hallway, benefitting from partially glazed front door, central heating radiator, ceiling light point, alarm control panel and stairs to first floor accommodation.

## Lounge



Double glazed bay window to the front elevation, feature coal effect fireplace complete with hearth and surround. Central heating radiator and ceiling light point.

## Guest Cloakroom



Convenient guest cloak room with low level flush WC, vanity unit and central heating radiator. Tiled flooring, ceiling light point and obscure glazed window to the side elevation.

## Kitchen Diner



Extensive kitchen diner benefitting from a range of base and wall units, including integrated appliances and downlights. Tiled flooring, ceiling spotlights,

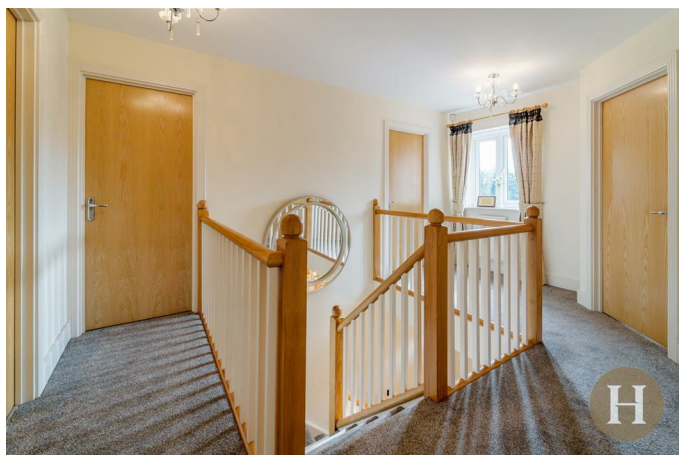
double glazed window to the rear elevation and patio doors leading to the garden. Ample space for dining area, two central heating radiators and spacious storage cupboard.

### Utility Room



Convenient utility room, offering plumbing for appliances and additional stainless steel sink and drainer. Tiled flooring, ceiling light point, central heating radiator and housing boiler. Further access can be gained to the garden, along with internal access to the garage.

### Landing



The landing offers ample light, space and access to all first floor accommodation. With two central heating radiators and double glazed windows to the front elevation, ceiling light points and loft access.

### Master Bedroom



Large master suite, offering fitted wardrobes, double glazed windows to the front elevation, central heating radiator, carpeted flooring and access to master en-suite.

### En-suite



Modern en-suite shower room, with low level flush and vanity combi unit. Sliding doors mains shower cubicle, obscure glazed window to the side elevation and towel radiator. Ceiling spotlights and tiled flooring.

### Bedroom Two



Bedroom two is an additional double bedroom, complete with space for wardrobes, double glazed

window to the rear elevation and central heating radiator.

### Bedroom Three



Double bedroom comprising fitted wardrobes, double glazed window to the rear elevation and central heating radiator. Ceiling light point and carpeted flooring.

### Bedroom Four



Boasting an additional fourth double bedroom, complete with window to the front elevation, central heating radiator, ceiling light point and carpeted flooring.

### Bathroom



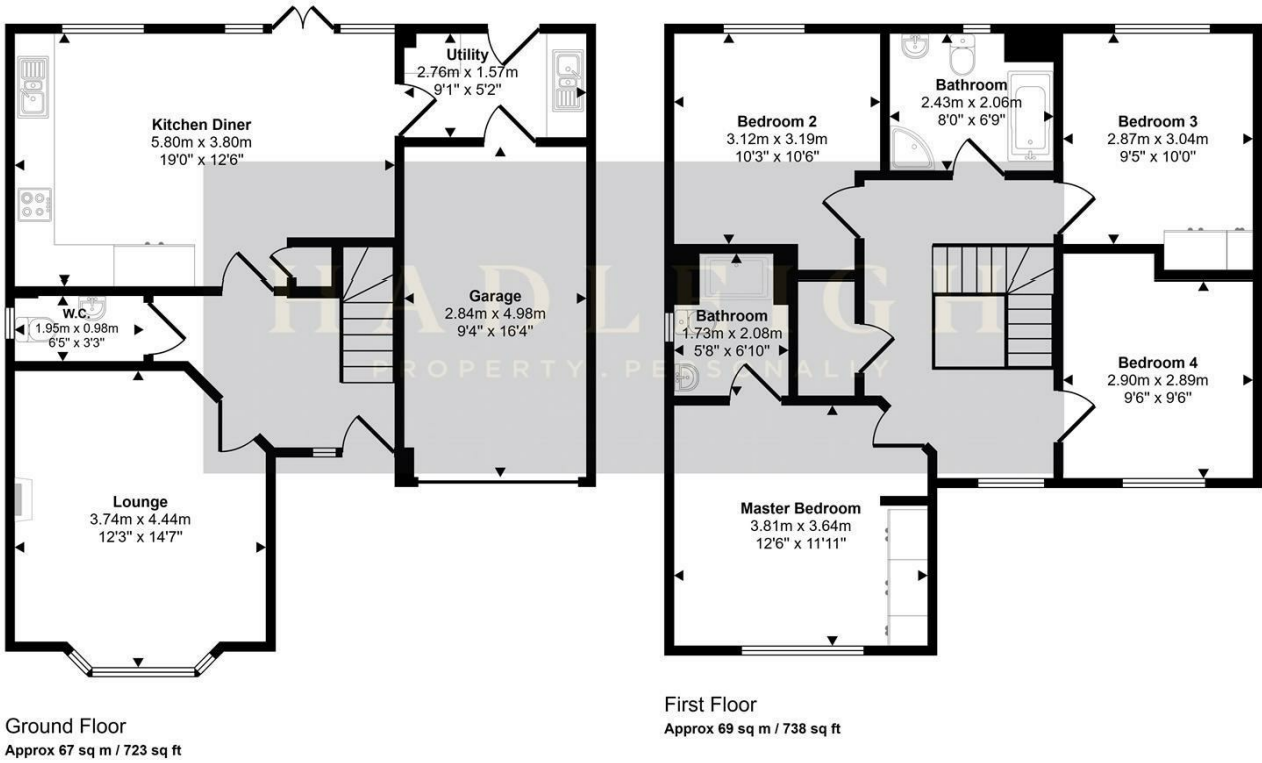
The family bathroom offers walk in shower cubicle and separate fitted bath, complete with shower attachment. Partially tiled walls, tiled flooring and low level flush WC and sink combi unit. Ceiling spotlights and towel radiator.

### Garage

Spacious single garage with up and over door. Lighting and electrics.

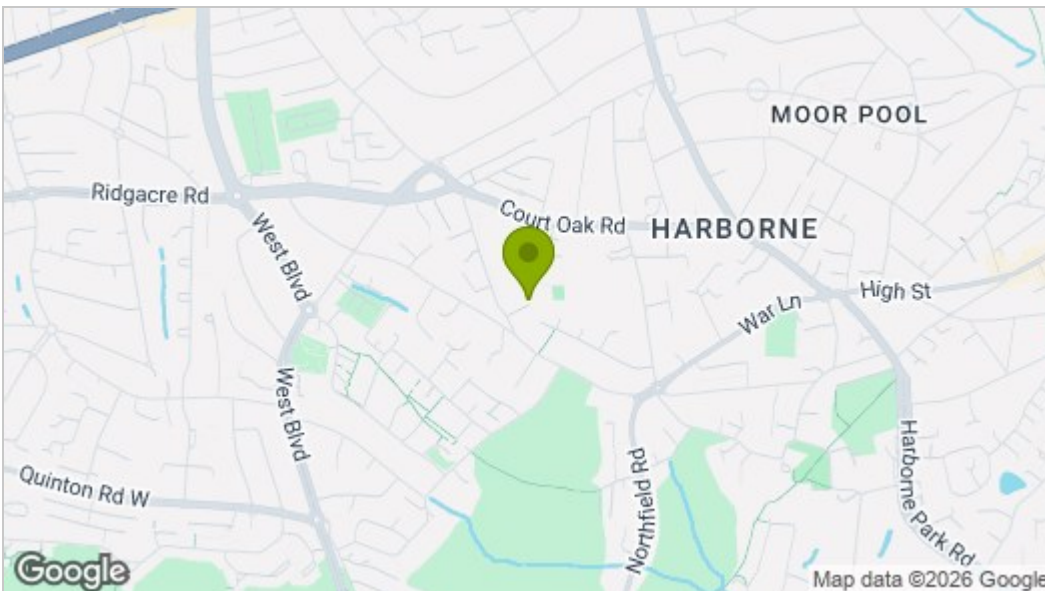
# Floor Plan

Approx Gross Internal Area  
136 sq m / 1461 sq ft

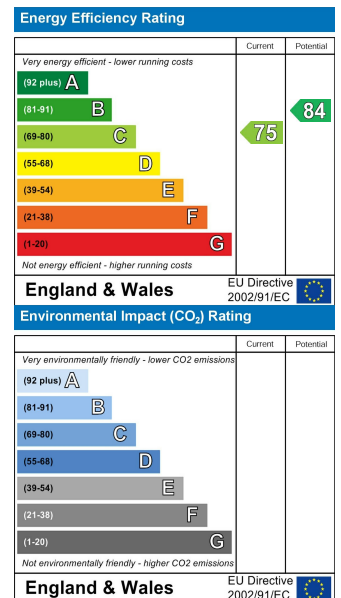


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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