

**Auction**

## 5 bed detached house to buy in

Fitzroy Avenue, Harborne, Birmingham,  
West Midlands, B17 8RH

# £790,000

 Starting Bid

 x 5  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ 5 Bedroom Detached House
- ✓ Cloakroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A spacious five-bedroom detached family home Circa 1/4 acre plot situated in the highly sought-after area of Harborne, offering versatile accommodation and excellent parking facilities.

The property is approached via two separate driveway entrances providing ample off-road parking and access to the integral garage. An entrance porch leads into a welcoming reception hallway, with accommodation comprising a generous lounge, spacious kitchen/diner ideal for family living and entertaining, sitting room, utility room and downstairs WC.

To the first floor are five well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Outside, the property enjoys a mature rear garden laid mainly to lawn with established hedges and borders providing a good degree of privacy. To the rear of the garden is a detached garage with additional parking accessed separately, offering excellent storage and further off-road parking

### LOCATION

Fitz Roy Avenue is one of Harborne's most sought-after residential addresses, ideally positioned within easy reach of Harborne High Street, approximately a 15 minute walk away. Harborne offers an excellent selection of independent cafés, restaurants, bars, convenience stores and supermarkets, making it a highly desirable location for everyday living.

Bearwood town is also nearby with a wealth of local amenities, shops, cafes and restaurants.

The property is particularly well placed for access to the Queen Elizabeth Hospital and the University of Birmingham, both within approximately two miles, making the area especially popular with medical professionals and academics.

Families are well served by an excellent choice of highly regarded schools in both the state and private sectors, including Harborne Primary School, Blue Coat School and King Edward VI Five Ways School.

Transport links are excellent, with regular bus services providing easy access to Birmingham City Centre which is around 3 1/2 miles away, while the nearby A38 offers convenient connections to the wider motorway network and the A456 providing access to Junction 3 of the M5.

Combining a prestigious residential setting with superb amenities, schooling and access to major employers, Fitz Roy Avenue remains one of South Birmingham's most desirable locations.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £790,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front

To the front, the property benefits from two separate vehicle entrances leading to a generous tarmac driveway, providing ample off-road parking and access to the garage where an EV charging point is installed, whilst established hedging and well-stocked borders with a variety of mature plants and shrubs enhance the frontage. Gated side access leads to the rear garden and a covered entrance porch provides access to the property.

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## Entrance Porch

Upvc front facing door, double glazed front and side facing windows, ceramic tiled floor, door to entrance hallway.

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## Entrance hall

Doors leading to lounge, kitchen/diner, reception 2, downstairs wc and under stairs storage cupboard, stairs to first floor, wood flooring, radiator.

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## Lounge

*8.10m x 97.00m (26'6" x 318'2")*

3 Double glazed side facing windows, open fireplace hearth and surround, 3 double radiators, double glazed doors to kitchen/diner, double glazed rear facing French doors to garden, wood flooring.

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## Kitchen/diner

*7.66m x 4.10m (25'1" x 13'5")*

Range of wall and base units, worksurface, one and half sink and drainer with mixer tap, double glazed side facing window, gas hob and extractor hood, integral oven and combi microwave/oven, integral dishwasher, breakfast bar, 2 double radiators, double glazed rear facing French doors with double glazed windows to both sides, door to utility, spotlights to ceiling, ceramic tiled floor.

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## Sitting room

*4.54m x 3.72m (14'10" x 12'2")*

Double glazed front facing bay window and double glazed side facing window, open fore hearth and surround, double radiator, wood flooring.

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## Utility

Range of wall and base units, worksurface, one and half sink and drainer with mixer tap, gas hob and extractor hood, double glazed side facing window, plumbing for a washing machine, space for tumble dryer, double glazed side facing door, double radiator, ceramic tiled floor.

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## Downstairs wc

Door to cloakroom with sink and pedestal with mixer tap, double radiator, door to wc, WC low flush wc, double glazed rear and side facing windows, wood floor.

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## Landing

Doors leading to bedrooms 1, 2, 3, 4, 5 and bathroom, loft access.

## **Bedroom 1**

*4.56m x 3.75m (14'11" x 12'3")*

Double glazed front facing window, range of built in wardrobes, door to En-suite, radiator.

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## **Bedroom 2**

*3.94m x 3.73m (12'11" x 12'2")*

Double glazed rear facing window, built in wardrobe, radiator.

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## **Bedroom 3**

*4.53m x 2.63m (14'10" x 8'7")*

Double glazed rear facing window, built in wardrobe, radiator.

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## **Bedroom 4**

*3.76m x 3.28m (12'4" x 10'9")*

Double glazed rear facing window, built in wardrobe, radiator.

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## **Bedroom 5**

*2.76m x 2.59m (9'0" x 8'5")*

Double glazed side facing window, radiator.

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## **Bathroom**

P-shaped panel enclosed bath with thermostatic shower over, low flush wc, bidet, sink and mixer tap inset into a storage unit, 2 double glazed side facing windows, towel radiator, floor to ceiling tiling, ceramic tiled floor.

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## **Garden**

A paved patio area provides an ideal space for outdoor entertaining and leads onto a generous lawned garden extending to the rear. The garden is bordered by established hedging with a variety of mature plants and shrubs, offering a good degree of privacy and colour throughout the seasons. A detached garage is situated to the rear and benefits from doors opening onto the driveway, providing additional parking and storage.


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## **Garage**

*4.59m x 2.66m (15'0" x 8'8")*

Electric roller shutter door, Ev wall mounted charger, side facing window, side facing door for access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Fitzroy Avenue, Harborne, Birmingham, West Midlands, B17 8RH

Contact your local branch today for more information on this property:

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