



50 Fitz Roy Avenue

Birmingham

B17 8RJ

Asking Price Of £1,395,000

Spacious Detached Family Home

Prestigious Harborne Location: Fitz Roy Avenue

Seven Bedrooms, Three Reception Rooms + Study

3200+ sqft of Internal Living Space





Property Description

DESCRIPTION A substantial seven bedroom detached family home set across three floors with circa 3281 sqft of internal living space, occupying a generous plot with a large private rear garden and an extensive driveway to the front.

This well-proportioned property offers highly versatile accommodation, making it ideally suited to larger families or those requiring flexible living and working space.

The ground floor is centred around a spacious entrance hall, providing access to multiple reception rooms. The main lounge is particularly impressive in size, spanning the rear of the property with sliding doors opening directly onto the garden, allowing for strong natural light and excellent indoor-outdoor flow. In addition, there is a separate reception room to the front, a further sitting room, and a dedicated study, offering clear separation for family living, entertaining and home working.

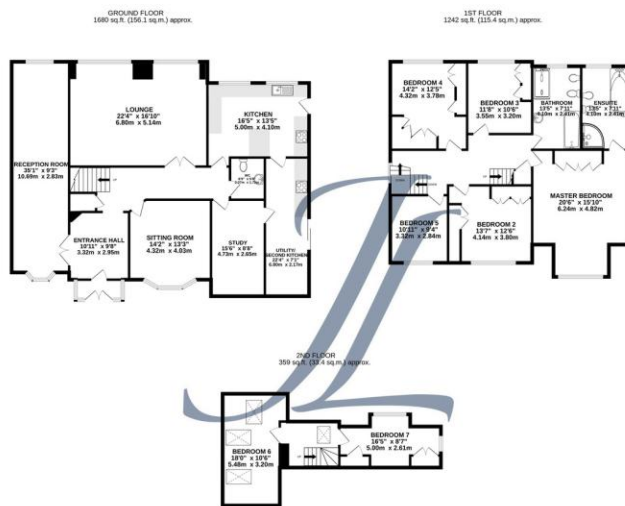
The kitchen is well-sized with ample worktop and storage space, and is supported by a separate utility/secondary kitchen area, ideal for additional appliances and day-to-day functionality. A ground floor WC completes the layout.

To the first floor, there are five well-proportioned bedrooms. The principal bedroom is notably large, featuring a full range of fitted wardrobes and its own en-suite bathroom. The remaining bedrooms are all of good size, with built-in storage in places, and are served by a family bathroom.

The second floor adds further flexibility, providing two additional bedrooms which could be utilised as guest rooms, office space, or hobby rooms. There is also access to useful eaves storage.

Externally, the rear garden is a key feature, offering a substantial, private space mainly laid to lawn with a paved patio area directly off the house, ideal for seating and entertaining. Mature trees and established boundaries provide a good degree of privacy.

Floor Layout



TOTAL FLOOR AREA: 3281 sq.ft. (304.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total approx. floor area 3,281 sq ft (305 sq m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.