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# Fitz Roy Avenue, Birmingham

Guide Price £790,000 Freehold

5 bedroom detached house for sale

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## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £790,000

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'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

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

Parking options: Driveway, EV Charging, Garage

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

## Tenure

Freehold





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-) <b>A</b>		(92-) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	<b>76</b>
(55-68) <b>D</b>	<b>55</b>	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
 Courtney Downing Estates Ltd - Head Office  
 Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,  
 Telford, Shropshire TF2 9FT  
 Tel: 07792936415 Email: [courtney@courtneydowningestates.co.uk](mailto:courtney@courtneydowningestates.co.uk) Website:

