



Fairholme Manor Fairholme Road  
Birmingham



### Property Description

New build family home in a sought after location which in brief comprises of Two Reception Rooms, Kitchen, Utility Room, Guest W.C., on the first floor there is three double bedrooms with the Master having En-Suite facilities and a the family Bathroom, on the second floor there is two double bedrooms and a further family Bathroom.

### Hallway

Having double glazed door to front, storage cupboard, central heating radiator, stairs rising to first floor, doors to Guest W.C., both Reception Rooms and Kitchen.

### Downstairs W.C.

Having W.C., Wash hand basin, obscured double glazed window to front and central heating radiator.

### Store

### Living Room

20' 8" x 13' 5" ( 6.30m x 4.09m )  
Having double glazed bay window to front, ceiling light point and central heating radiator.

### Dining Room

14' 11" x 12' 2" ( 4.55m x 3.71m )  
Having double glazed Bi-Fold door to garden, central heating radiator and ceiling light point.

### Kitchen

19' 9" x 12' ( 6.02m x 3.66m )  
Having a range of base and wall mounted units with roll top work surface over incorporating sink and drainer unit, gas hob with stainless steel cooker hood over, electric oven, integrated microwave, tiled flooring, ceiling light point, double glazed window to rear and double glazed door to side.

### Utility Room

5' 11" x 4' ( 1.80m x 1.22m )

### First Floor Landing

Having ceiling light point, stairs rising to second floor and door off too :-

### Bedroom One

12' 1" x 12' ( 3.68m x 3.66m )  
Having double glazed window to rear, central heating radiator and ceiling light point.

### Bedroom Two

14' 9" x 11' 10" ( 4.50m x 3.61m )  
Having double glazed window to front, central heating radiator and ceiling light point.

### En-Suite

Having shower, W.C., wash hand basin, central heating radiator and obscured double glazed window to side.

### Bedroom Three

12' 6" x 9' 4" ( 3.81m x 2.84m )

### Family Bathroom

Having white suite comprising of Bath, W.C., wash hand basin, obscured double glazed window to rear.

### Boiler Room

### Second Floor Landing

Having ceiling light point, stairs to first floor and doors off too :-

### Bedroom Four

15' 4" x 11' 4" ( 4.67m x 3.45m )  
Having roof window to rear, central heating radiator and ceiling light point.

### Bedroom Five

24' 9" Max x 13' 9" ( 7.54m Max x 4.19m )  
Having roof window to front, central heating radiator and ceiling light point.

### Shower Room

Having shower, W.C., wash hand basin, central heating radiator and roof window to rear.

## **Outside**

**Off Road Parking To Front**

**Rear Garden**



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**EPC Rating: Exempt**

Tenure: Freehold

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