



AREA

Rednal Road is a prominent road in a prime Kings Norton location, close to the The Green, the picturesque "village" centre with a plethora of independent eateries and amenities, with monthly Farmers market making for that beautifully charming heartbeat of the community. Kings Norton boasts a number of popular schools including St Joseph's and Kings Norton Primary School as well as the much sought after Kings Norton Girls' and Boys' School. Road and transport links offer suitable commuting to nearby Queen Elizabeth Hospital and also in to Birmingham City centre, offering the financial hub of Birmingham and a plethora of shopping boutiques, bars and restaurants. The location provides an easy commute to Wythall, M42 motorway access and Solihull shopping amenities beyond. Recreational facilities locally include Kings Norton Park, West Hills golf course/driving range and Bourneville cricket club, so perfect for the sports minded family members.



James Laurence
Sales and Lettings

Rednal Road

Kings Norton, B38 8DT



- Seven bedrooms
- Seven ensuite bath/shower rooms
- Large detached family home
- Aprox. 4265 square feet

Asking Price Of £1,150,000

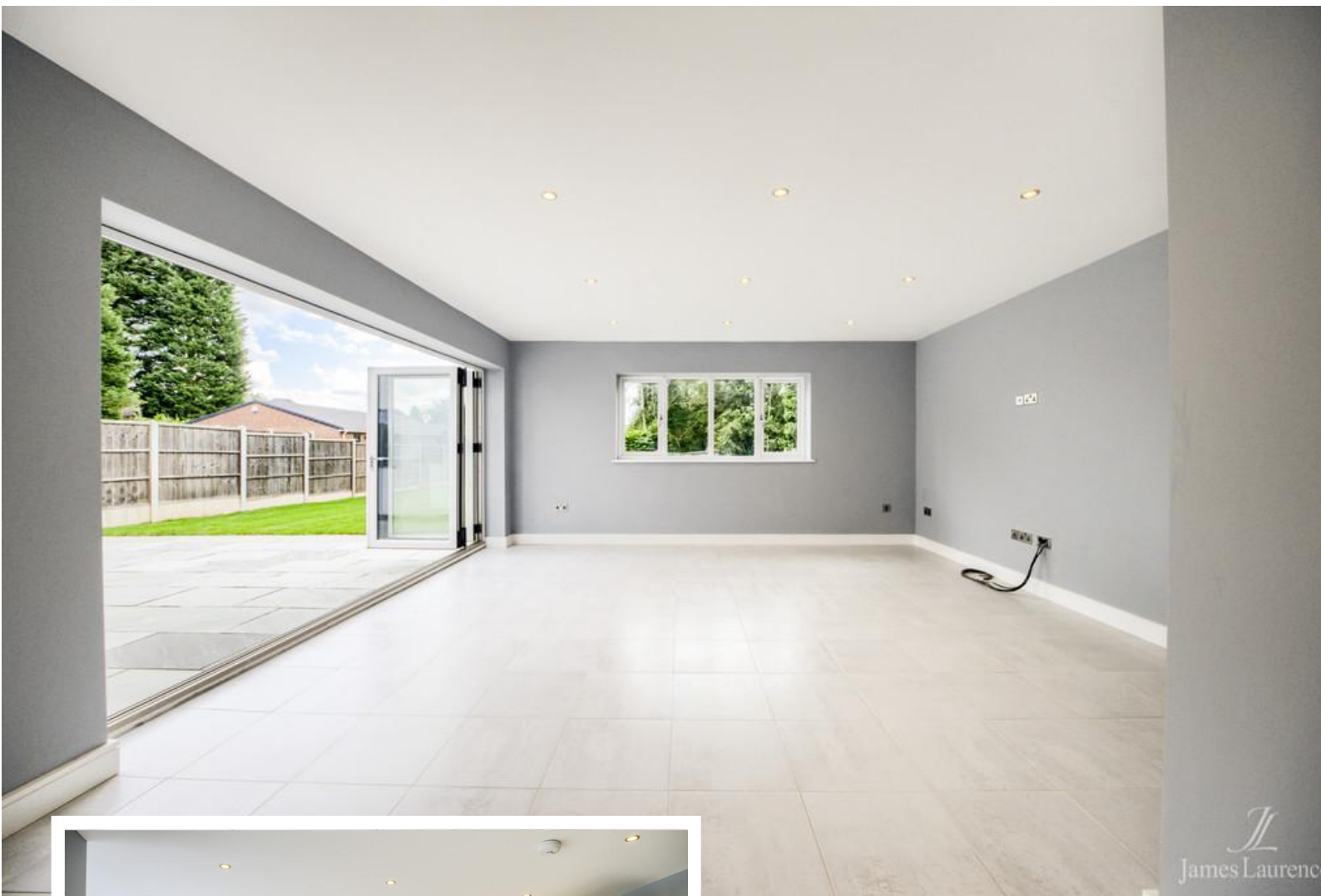
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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



109, Rednal Road, Kings Norton, B38 8DT



Property Description

PROPERTY

A bespoke seven bedroom, seven bathroom detached residence now available in a much sought after location.

This luxurious property is one of two brand new houses build by this passionate independent developer.

This is the larger home, offering stunning internal specification and is aprox. square feet, situated over three storeys, with further benefit of double garage, spacious front driveway and a fresh, large rear garden.

SPECIFICATION

Every detail has been made to provide luxurious living with impressive attention to detail throughout, offering beautiful white rendered frontage, and internally such as the comfort of underfloor heating on ground floor to the multi functional top floor bedroom that lends itself to co habiting families or perfect for home cinema, detailing includes:

KITCHENS

Quartz counter top with sharknose style edging and inset sink
Integrated 'Neff' ovens including microwave oven, two featured slide away doors

Full size 'Neff' dishwasher

'Neff' five ring induction hob and 'elica' retractable induction system

Tall 'Bosch' fridge and separate freezer

BATH/SHOWER ROOMS

'Villeroy & Boch' sanitary ware

'Grohe' taps (where specified)

'Porcelonasa' tiling

Electric on/off shower controls

Bedroom two ensuite features stand alone bath

Contemporary floating sinks

Vanity mirrors with motion sensor lighting

Low level motion sensor lights

BUILDING WARRANTEE

10 year build warrantee with global home warrantees

AMENITIES

Downstairs WC

Utility room with storage and sink, hosts 'Vaillant' boiler

GENERAL FEATURES

UPVC double glazing

Bi-folding doors from sitting area

Recessed ceiling down lighters

Internal garage access

Ground floor underfloor heating

Gas central heating for first and second floor

Wooden stair case with glass balustrade

EXTERNALLY

A sweeping tarmac approach offers ample front driveway parking

Access to double garage with up and over electric operated doors