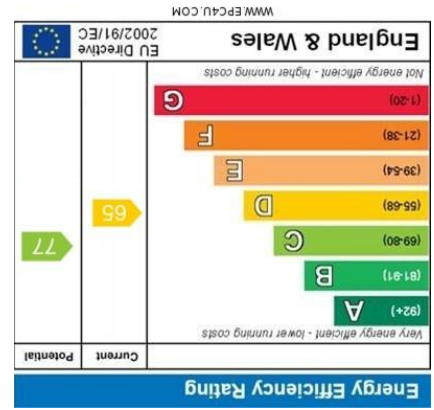


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- FOUR BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING ROOM/LOUNGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN SUITE TO MASTER BEDROOM

Grendon Drive, Sutton Coldfield, Birmingham, B73 6QA

Offers Over £500,000



Property Description

FINISHED TO A VERY HIGH STANDARD, this well-presented FOUR-BEDROOM DETACHED property offers all the space the family could desire. Situated in a SOUGHT-AFTER LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

PORCH 10' 11" x 5' 11" (3.33m x 1.8m) Having wood effect vinyl flooring, ceiling light, central heating radiator, double glazed windows to side and front, door to entrance hall and power points.

ENTRANCE HALL With tiled flooring, ceiling light, central heating radiator, power points, entrance to lounge, kitchen and wc, and under floor heating.

OPEN PLAN KITCHEN/DINING ROOM/LOUNGE 23' 8" max x 22' 4" max narrowing to 11' 10" x 9' 10" (7.21m x 6.81m) L-shaped.

Lounge area having tiled flooring, ceiling spotlights, central heating radiator, under floor heating, power points, double glazed bow window to front and feature fireplace.

Kitchen/dining area - tiled flooring, ceiling spotlights and ceiling light, under floor heating, central heating radiator, double glazed window to rear, double glazed door to rear garden, entrance door to reception room/playroom, range of wall and base units, sink and drainer, integrated double oven with microwave combined and plate warmer, integrated hob and extractor fan, integrated dishwasher, integrated fridge/freezer, part tiled walls, boiling water tap.

RECEPTION ROOM/PLAYROOM 16' 7" x 7' (5.05m x 2.13m) Having under floor heating, tiled flooring, central heating radiator, double glazed windows to side, power points, ceiling spotlights and door to garage.

UTILITY ROOM 8' 4" x 5' 7" (2.54m x 1.7m) Tiled floor, ceiling light, range of wall and base units, plumbing for washing machine and space for tumble dryer, central heating radiator, double glazed window and door to garden, power points.

WC 6' 1" x 4' 11" (1.85m x 1.5m) Tiled flooring, part tiled walls, double glazed window to side, central heating towel radiator, ceiling light, low level wc and hand wash basin.

FIRST FLOOR LANDING Carpeted, ceiling light, power points, built-in storage cupboard, loft access.



BEDROOM ONE 14' 10" x 12' 8" (4.52m x 3.86m) Carpeted, ceiling light, power points, central heating radiator, built-in wardrobes, double glazed window to front and en suite.

EN SUITE 8' 11" x 4' 7" (2.72m x 1.4m) Tiled flooring, ceiling spotlights, double glazed window to front, central heating towel radiator, tiled walls, double shower cubicle, low level wc, hand wash basin and extractor fan.

BEDROOM TWO 12' 6" x 7' 10" (3.81m x 2.39m) Carpeted, ceiling light, power points, central heating radiator, double glazed window to rear.

BEDROOM THREE 14' x 7' 7" (4.27m x 2.31m) Carpeted, ceiling light, power points, double glazed window to front, central heating radiator, walk-in wardrobe with storage space, light and window to rear.

BEDROOM FOUR 11' 5" x 7' 10" (3.48m x 2.39m) Carpeted, ceiling light, power points, double glazed window to rear and central heating radiator.

BATHROOM 10' 7" x 5' 8" (3.23m x 1.73m) Tiled flooring, ceiling light, double glazed window to side, bath with overhead shower, low level wc, hand wash basin, central heating towel radiator, part tiled walls.

OUTSIDE To the front of the property is a driveway providing off road parking and to the rear of the property is a private enclosed rear garden, paved patio area and laid to lawn.

Council Tax Band E - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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