



-
- A two-story semi-detached house with a cream-colored exterior and dark red window frames. The house features a tiled roof, a small front porch with a brick pillar, and a large red brick driveway. A green car is parked in the background.

£599,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Nestled within a tranquil space, this extraordinary residence epitomises refined living, seamlessly blending sophisticated design with modern comforts. From the moment you approach the property, its understated exterior hints at the opulence that awaits within. The façade exudes a sense of exclusivity—a harmonious balance of subtlety and grandeur—inviting discerning homeowners to step inside and discover a sanctuary of style and comfort.

As you cross the threshold, you are immediately captivated by the impeccable craftsmanship and attention to detail that define every corner of this home. The entrance hall welcomes you with a warm, inviting ambience, setting the tone for the luxurious experience that lies ahead.

The main living areas are designed to impress and comfort in equal measure. Expansive, floor-to-ceiling windows flood the space with natural light, highlighting the refined finishes and bespoke furnishings. The living room is a masterpiece of design—spacious, elegant, and thoughtfully curated to accommodate both intimate family gatherings and grand entertaining occasions.

The gourmet kitchen is a culinary masterpiece, featuring top-of-the-range appliances seamlessly integrated into sleek cabinetry. Every detail has been considered—from the countertops to the state-of-the-art cooler, ensuring that preparing and serving meals is an effortless pleasure.

The home's bedrooms are sanctuaries of relaxation. Each room boasts bespoke wardrobes, high-end textiles, and carefully curated decor that exudes comfort and style. The master suite is a haven of tranquillity, featuring a private balcony overlooking lush greenery and a luxurious en-suite bathroom.

This outdoor retreat is further enhanced by its suitability for hosting memorable gatherings—whether basking in the sun or lounging under starlit skies. The space is versatile enough to accommodate a hot tub, allowing residents and guests to unwind in complete privacy, enhancing the outdoor leisure experience.

Complementing the main residence is a separate annex—an exclusive addition designed for comfort, privacy, and versatility. This annex is a true gem, featuring its own shower room, fully fitted kitchen, and expansive living space.

Beyond its physical attributes, this home embodies an ethos of understated elegance. It's a place where function meets artistry—a sanctuary designed for those who appreciate the finer things in life. The seamless integration of indoor and outdoor spaces fosters a sense of harmony and well-being, encouraging residents to enjoy both privacy and the pleasures of entertaining.

TO THE FRONT Having paved drive and further cobble print drive which is shared access to rear and EV charger.

PORCH Having double glazed windows and door, tiled flooring and further door into:-

HALL Having herringbone flooring, radiator, stairs to first floor and access to:-

RECEPTION ROOM ONE 11' 10" x 8' 3" (3.61m x 2.51m) With double glazed bay window to front, feature fireplace, radiator and herringbone flooring.

RECEPTION ROOM TWO 19' 8" x 12' 0" (5.99m x 3.66m) With double glazed bay window to front, double glazed patio doors to rear, wooden flooring, log burner set in feature brick surround and feature wooden beam over, radiator, two ceiling lights.

KITCHEN 19' 6" x 11' 8" (5.94m x 3.56m) Having a modern range of wall and base units with work surfaces over, inset sink and drainer unit with mixer tap, wooden flooring with underfloor heating, induction hob with extractor over, integrated oven, microwave and warming drawer, integrated dishwasher, space for fridge freezer, space for dining table and chairs, wall cupboard housing central heating boiler, double glazed windows to side and rear.

FIRST FLOOR LANDING Having radiator, wooden floors, double glazed window and doors to bedrooms and WC.

BEDROOM 16' 3" x 6' 3" (4.95m x 1.91m) Having wooden floors, double glazed windows to side and rear, radiator and door to:-

ENSUITE With double glazed window to side, a white suite comprising: walk in double shower with glass screen and shower over, vanity wash hand basin and WC, tiled floors and partly tiled walls and heated towel rail.

BEDROOM 12' 7" x 11' 11" (3.84m x 3.63m) Having double glazed window to front, radiator, wooden flooring and doors to ensuite and walk in wardrobe.

WALK IN WARDROBE 6' 2" x 3' 5" (1.88m x 1.04m)

ENSUITE Having a suite comprising: panel bath with shower over, vanity wash hand basin and WC, tiled floor, partly tiled walls, double glazed window to side and heated towel rail.

BEDROOM 11' 8" x 12' 1" (3.56m x 3.68m) With double glazed window to front, wood flooring and radiator.

WC Having lowlevel WC, vanity wash hand basin, half tiled walls, tiled floor and heated towel rail.

REAR GARDEN Having cobble print patio and an electric awning.

ANNEXE

KITCHEN/LIVING AREA 16' 6" x 16' 4" (5.03m x 4.98m) Having double glazed door to front, double glazed windows to front, sliding patio door to rear, kitchen area having a range of wall and base units with work surfaces over, inset Belfast sink with mixer tap and wooden flooring.

BATHROOM With lowlevel WC, vanity wash hand basin, wooden flooring and shower cubicle with screen and shower over.

REAR GARDEN Cobble print patio, garden furniture area, pergola, outdoor kitchen space.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three, Vodafone - Good outdoor and in home
EE, O2 - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.
Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991