





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



\*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 Conveyor.

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



Boldmere | 0121 321 3991







- •BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- •WALKING DISTANCE TO LOCAL AMENITIES
- •ANNEX WITH FITTED KITCHEN AND BATHROOM
- NEWLY FITTED KITCHEN
- •SPACIOUS AND MODERN



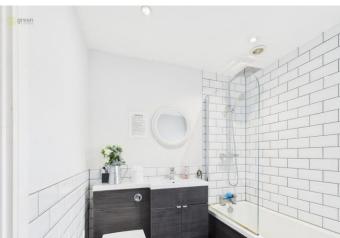


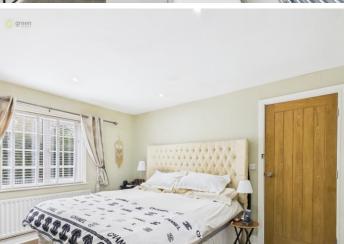
















## **Property Description**

\*\*\*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 avaits 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 graftsmanship and attention to detail that define every corner of this home. The entrance hall welcomes you with a warm, inviting ambiance, 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 bespole furnishings. The living room is a masterpiece of design-spadous, elegant, and thoughtfully curated to accommodate both infimate family gatherings and grand entertaining occasions.

The gournet 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, ensures that preparing and serving meals is an effortless pleasure.

The home's bedrooms are sanctuaries of relaxation. Each room boasts begooke wardrobes, high-end textiles, and carefully curated decor that exudes comfort and style. The master suite is a haven of tranquility, featuring a private balloomy overbooking lush greenery and a luxuriousen-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 versatlity. This annex is a true gem, featuring its own shower room, fully fitted kitchen, and expansive living

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 ROOMONE 11'  $10'' \times 8' \cdot 3''' (3.61m \times 2.51m)$  With double glazed bay window to front, feature fireplace, radiator and hemingbone 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, radabr, two eiling lights.

KITCHBN 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 firidge freezer, space for dining table and chairs, wall cupboard housing central heating boiler, double glazed windows

 ${\it FIRSTFLOOR\ LANDING\ Having\ radator,\ wooden\ floors,\ double\ glazed\ window\ and\ doors\ to\ bedrooms\ and\ WC.}$ 

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

ENSULTE With double grazed window to side, a white suite comprising; walk in double shower with glass screen and shower over, varity wash hand basin and WC, tiled floors and partly filed 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

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 hard basin and WC, tiled floor, partly tiled walls, double glazed window to side and healed towel rail.

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

 $\label{eq:wc_harmonic} WC \ Having \ low level \ WC, \ vanity \ wash \ hand \ basin, \ half \ tiled \ walls, \ tiled \ floor \ and \ heated \ towel \ rail.$ 

REAR GARDEN Having cobble print patio and an electric awning.

ANNEXE

to side and rear.

KTTCHEN/LIVING AREA16'6" 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 low level 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

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

 $Broadband\ coverage\ -\ Broadband\ Type=Standard\ Highest\ available\ download\ speed\ 4\ Mlops.\ Highest\ available\ download\ speed\ 4\ Mlops.\ Highest\ available\ download\ speed\ 4\ Mlops.\ Highest\ available\ speed\ 5\ Mlops.\ Highest\ available\ 5\ Mlops.\ Highest\ 5\ Mlops.\ Highest\ available\ 5\ Mlops.\ Available\ 5\ Mlops.\ Available\ 5\ Mlops.\ Available\ 5\ Mlops.\ Highest\ 5\ Mlops.\ Available\ 5\ Mlops.\ Highest\ 5\ Mlops.\ Highest\ 5\ Mlops.\ Highest\ 5\ Mlops.\ Hi$ 

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 beneft of buyers. This questionnaire provides further information and dedares 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 dilgence on all dients 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 fistory. By plading an offer on a property, you agree (all buyers) that if the offer isaccepted, 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.

## TENUR

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  $\alpha$  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