



15 GREVILLE DRIVE
EDGBASTON, BIRMINGHAM B15 2UU

Robert Powell
RESIDENTIAL SALES & LETTINGS



15 GREVILLE DRIVE

£795,000

EDGBASTON

A well-appointed four bedroomed detached family home occupying a south-facing plot in a quiet and pleasant cul de sac.

Situation

Greville Drive is a popular cul-de-sac situated off Sir Harry's Road. Birmingham City Centre lies approximately 2 miles distant and is easily accessed via the nearby A38 Bristol Road.

Description

15 Greville Drive is a light and spacious modern home which has been refurbished well by its owner. The accommodation is set over two floors and includes four excellent bedrooms, (one en-suite) smart bathroom, extended sitting room with dining area and study space and superb modern breakfast/kitchen.

The property is entered via a uPVC front door leading into an enclosed glazed entrance porch. The hall leads to the cloakroom, kitchen and sitting room with the staircase sited on the left and a useful cupboard beneath.

The Sitting Room has dual aspect onto the front and onto the rear garden. The room has been adapted and extended to provide a sitting area at the front where there is a wall mounted fire, fitted shelving and TV table. Two arches lead into the dining area and study space and an extension provides a further sitting area overlooking the terrace and garden. There are glazed French doors and full length glazed panels and three individual windows onto the garden.

The breakfast kitchen has been refurbished recently and is a bright and pleasant room with an array of fitted units both base and wall mounted in a calm neutral cream colour with co-ordinating corian work surfaces. There are integrated appliances including a double oven, separate

halogen hob, dishwasher, built in breakfast table with shelving, window to the side and onto the garden and glazed door through to the side.

On the first floor the main bedroom has a large picture window onto the front, an extensive range of fitted wardrobes, two with mirrored fronts, a wall TV connection point and coving to the ceiling.

The guest bedroom is a double room with en-suite shower room with tiled walls and flooring. The third bedroom is a small double room with a delightful outlook over the garden and neighbouring gardens. The fourth bedroom currently has bunk beds, it again enjoys lovely garden views.

The bathroom has been refurbished and has a large walk in shower unit, low level w.c., bath with heated towel rail and hand washbasin. It too has been fully tiled and has downlighters to the ceiling.

Outside

There is a large double garage at the front, driveway parking and lawned area. The rear garden has terracing, lawned area with specimen shrubs and trees.

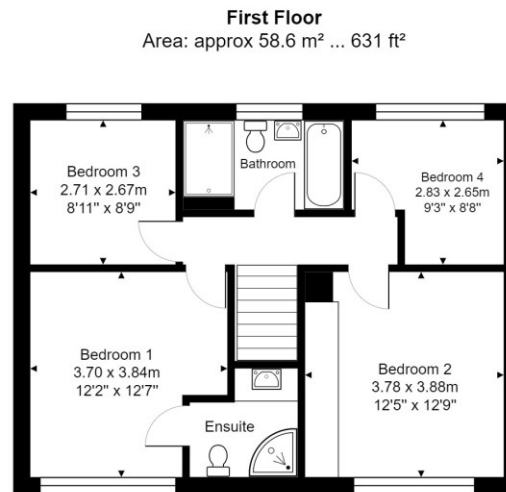
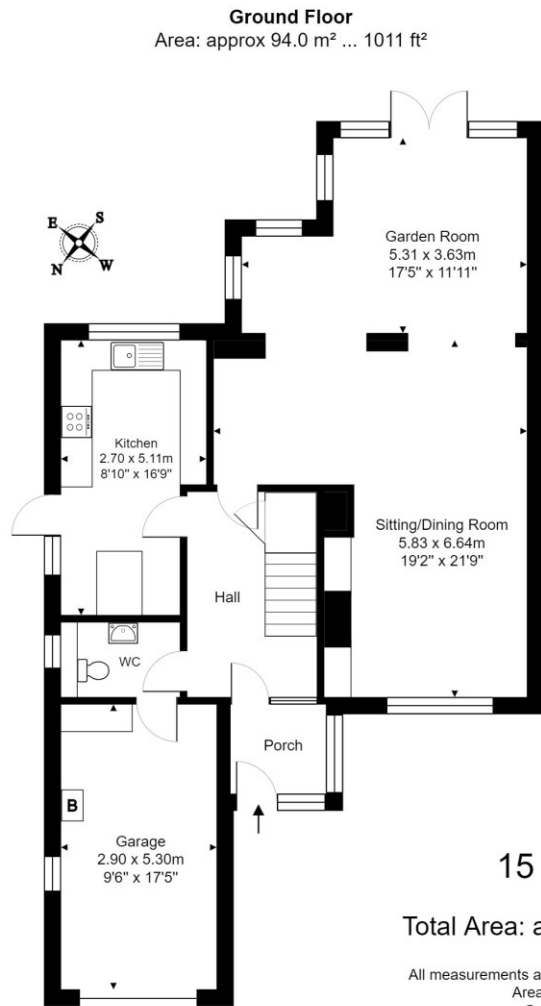
General Information

Tenure: The property is freehold and is subject to the Calthorpe Estates Scheme of Management provisions, further details of which are available on request. Greville Drive is a private road and as such there is an estate charge payable for its upkeep, This is presently £666.58 per annum.

Council Tax: Band F



To view this property call Robert Powell on **0121 454 6930**



15 Greville Drive

Total Area: approx 152.5 m² ... 1642 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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