



Greenleas

Kings Norton / Wythall B38 0BS

Andrew Grant



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 **4 Bedrooms**  **2 Receptions**  **2 Bathrooms**

Freehold / 82.1 sq. m.
Offers In Excess Of £800,000

KEY FEATURES:

- 4/5 bedrooms
- Option to separate accommodation
- Rural location
- Double garage
- Large block paved driveway
- Paddock with gated access
- 2.4 acres in total

Greenleas sits centrally in a plot of 2.4 acres and has an in and out driveway with ample parking for multiple vehicles. Further there is a paddock with its own separate gated access.

SITUATION

Situation

Greenleas sits on the border between Kings Norton and Wythall.

Ideally located for access to local amenities and the motorway and rail networks. Just a short distance away is popular schooling including Meadow Green Primary and Woodrush Secondary.

DESCRIPTION

Description

The primary access to the property leads into the Reception / Dining area. There is a secondary access at the front of the property that is rarely used but which leads you into the area of the house that could be considered as separate accommodation.

From the front hallway stairs rise to the first floor, the house sitting room is to the left and to the right are two ground floor double bedrooms and an ensuite shower room.



The generous dual aspect sitting room has an exposed ceiling beam, and an open fireplace and door leading to the inner hallway, which in turn provides access to a utility room with understairs storage cupboard and to the master bedroom. This large double bedroom has built-in mirrored wardrobes with sliding doors.

The main family bathroom is huge and boasts a raised freestanding roll top bathtub, a corner shower cubicle, his and hers sinks and WC.

The dining room and the secondary entrance hall is a grand and inviting space, with wooden panelling and currently holds a snooker table and leads to the kitchen.

The kitchen truly is stunning and is the hub of the home, it was completely transformed 2.5 years ago with the addition of skylights and Howden's kitchen. There are a range of high-gloss cream shaker-style wall and base units, topped with a white marble effect worksurface and a range of integrated appliances including a dishwasher, tall double oven, electric induction hob with extractor and a microwave.

This fantastic L-spaced room not only provides ample workspace but also has a breakfast bar looking out across the rear garden and space for further seating and a breakfast table. There is an internal door providing access to the integral double garage, a door opening out to the side of the property plus double doors opening out to the fabulous terrace which provides the perfect place for enjoying the tranquil surroundings or for entertaining family and friends. Back through into the kitchen there is also a stylishly decorated guest cloakroom.

The first floor has two double bedrooms which both has access to the toilet room. Bedroom four looks out to the front and is a lovely room, while bedroom three also looking out to the front is a larger double with double fitted wardrobes.











Outside

The property benefits from a double garage with up and over doors and integral access from kitchen. There is plenty of space in the wraparound gardens, with its generous lawn area, mature trees and shrubs, there is ample outdoor storage and a greenhouse. It would be perfectly acceptable to add a mobile summer house or log cabin to this extensive rear garden.

There is a gate located at the back of the garden that leads to the separate 2.4-acre paddock, which also has separate gated access. The adjoining land offers an ideal opportunity to enjoy nature and observe the Roe and Muntjac deer's which currently occupy the land along with foxes and rabbits. There is also potential for the equestrian lover to use this as pastureland and create simple mobile stabling. The current rates locally are £30 per week per horse with stabling facilities.

Services

The property has oil fired central heating and an alarm system installed.

Agents notes

There will be mains sewerage at the property as a connection will soon be made.

The property also benefits from fast fibre broadband delivering speeds of 70 plus.

The oil fired central heating system has been regularly serviced by the same local service engineer for the past 21 years. Service records are available on request.





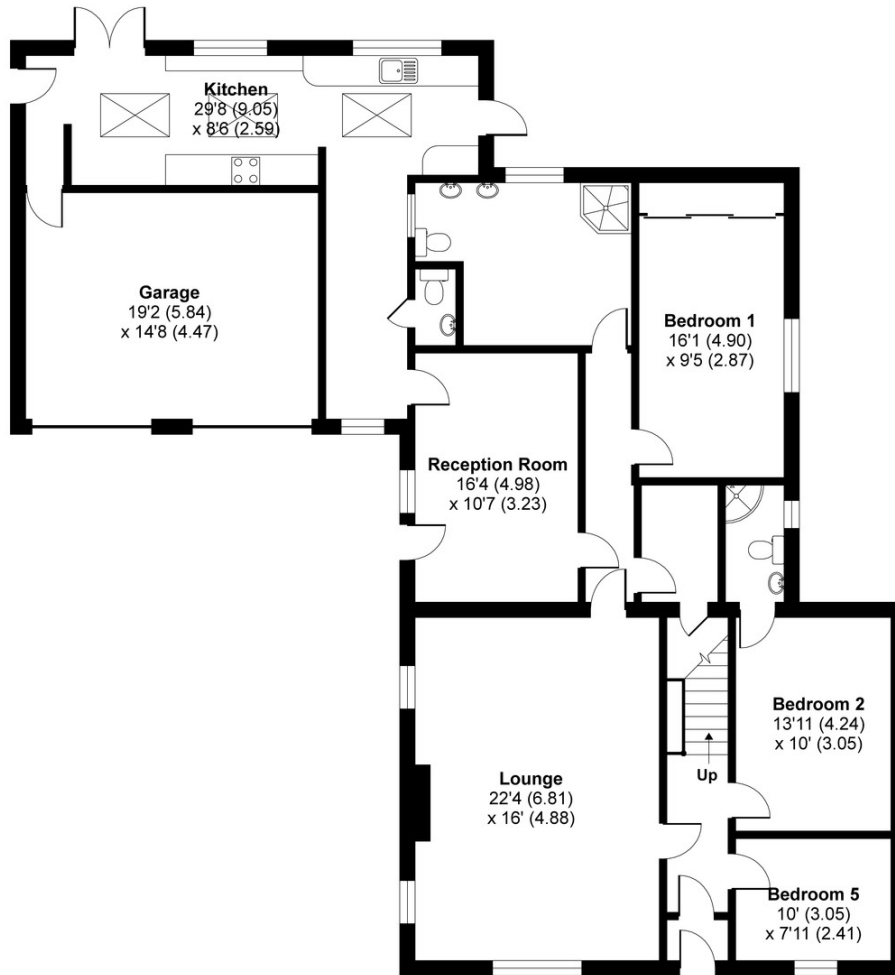
Greenleas Dark Lane, Kings Norton, Birmingham, B38

Approximate Area = 2170 sq ft / 201.5 sq m

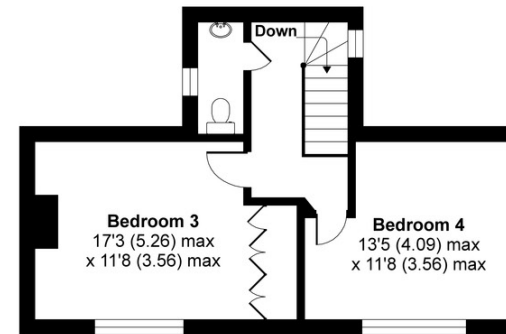
Garage = 284 sq ft / 26.4 sq m

Total = 2454 sq ft / 227.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Grant. REF: 721834



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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