



**7 Victoria Mews**  
Barnt Green B45 8NA

**Andrew Grant**



## 7 Victoria Mews

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 **3 Bedrooms**    **2 Receptions**    **2 Bathrooms**

Freehold / 1,106 sq. ft.

### KEY FEATURES:

- Modern family home
- Prime location
- Tasteful décor throughout
- Kitchen with integrated appliances
- Orangery with underfloor heating
- Three double bedrooms
- Contemporary family bathroom
- Well-appointed shower room
- Garden with deck and lawn
- Residents Parking

An immaculate family home with stylish interiors, situated in the prestigious village of Barnt Green.

This delightful modern terrace home offers spacious and stylish accommodation throughout. The hallway welcomes you with quality tiled flooring, leading to the kitchen equipped with stylish high-gloss units and integrated appliances. The reception room seamlessly connects to the orangery, boasting tiled flooring and French doors opening to the rear garden, creating an inviting space for entertaining.

Upstairs, a landing provides access to two double bedrooms and a well-appointed family bathroom. Ascending to the second floor reveals a master bedroom flooded with natural light from two Velux windows, accompanied by a spacious shower room boasting ample storage and modern fixtures.

Outside, the property boasts block paved resident's parking to the front and a paved garden ideal for seating. The rear garden features a decked area perfect for alfresco dining, leading to a lawned garden and a shed.



### Situation

Barnt Green boasts a thriving centre, offering a diverse array of shops, medical and dental practices, a highly regarded primary school, sports and recreation grounds, two churches, a popular public house and several restaurants.

For those who enjoy outdoor activities, the nearby Lickey Hills provide an abundance of excellent walks and opportunities for outdoor pursuits. With its visitor centre and 525 acres of woods and parkland, it is a nature lover's paradise.

Commuting is a breeze with excellent rail links connecting Barnt Green to Worcester and Birmingham. Additionally, the nearby motorway network ensures convenient access to a variety of local and regional destinations, catering to the needs of modern-day commuters.

### Description

Approaching the property, you will find a block paved residents' parking area. A pathway leads to the front door, accompanied by a paved area suitable for a table and chairs.

Step into the welcoming entrance hall, with a door guiding you further into the inner hallway. Tiled flooring leads to the kitchen and reception room. A staircase ascends to the first floor.

Positioned at the front, the kitchen boasts stylish high-gloss wall and base units, incorporating a sink with flexi-hose mixer tap. Integrated appliances include a double eye-level oven, hob, extractor hood and dishwasher. Recessed ceiling spotlights and under cupboard lighting illuminate the room, while tiling adorns the floor. A front-facing window offers a pleasant outlook.

Ideal for entertaining, the generously proportioned reception room seamlessly opens to the orangery at the rear. Tastefully decorated, it features tiled flooring, with a fireplace with stone surround as the focal point.

Crafted to a high standard with underfloor heating, the orangery currently serves as an ideal dining space, exuding a light and airy ambiance, with French doors that open to the rear garden.





## First Floor

Ascending the staircase leads to a landing, offering access to two bedrooms and the family bathroom.

Bedroom two is a generously sized double bedroom featuring a front-facing window.

This third double bedroom enjoys a lovely garden outlook through its rear-facing window.

Servicing the bedrooms, the well-appointed family bathroom has a modern suite comprising a low-level WC, washbasin and bath with shower and glazed screen. Stylish tiling graces the walls and flooring, while recessed spotlighting illuminates the space.





## Second Floor

Ascending another staircase leads to a second-floor landing, providing access to the master bedroom and a shower room.

Exceptionally light and spacious, the master bedroom features two Velux windows, offering a tranquil retreat.

The modern shower room boasts ample space and features a low-level WC, washbasin and shower cubicle. Enhanced by a large storage cupboard and an obscure-glazed window to the front, it enjoys ample light and privacy, with white tiling adorning the walls and flooring.

## Garden

The rear garden boasts Trex Enhance composite decking adjacent to the house, perfect for alfresco dining and entertaining, leading to a lawned area and a shed at the rear. Panel fencing securely bounds the garden, with a gate providing access to the rear. Notably, the decking, installed in November 2020, requires no maintenance and falls well within its 25 year warranty period.

## Agents note

The annual maintenance charge, currently £500 covers the upkeep of the communal areas and road in Victoria Mews. This includes gardening services for shared areas, upkeep of the block paving and general maintenance to ensure the communal areas remain at a high standard.

## Services

Mains gas, electricity, water and drainage.

Security alarm system.

Full fibre broadband up to 900Mbps is available at this property.

Council tax band - E.





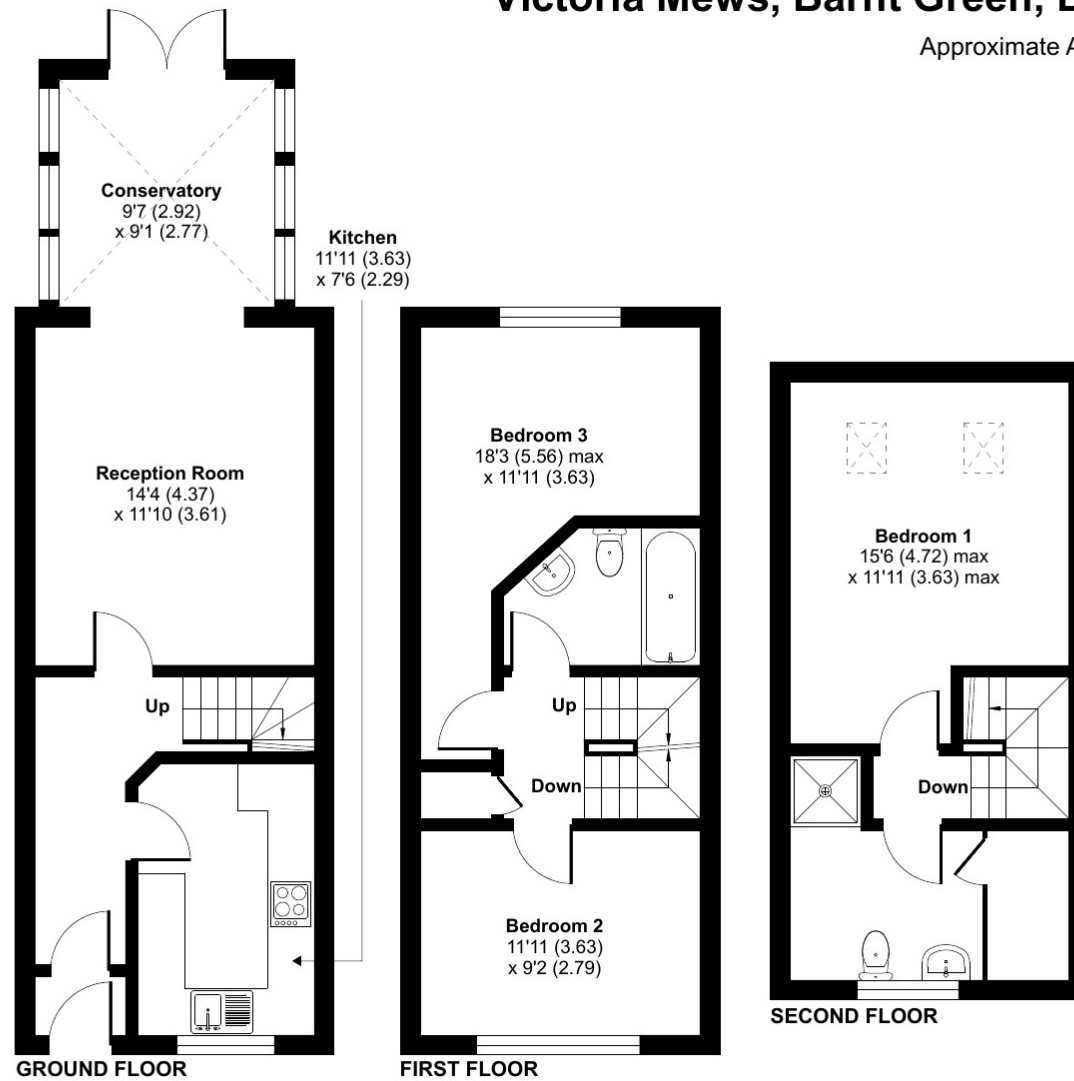




# Victoria Mews, Barnt Green, Birmingham, B45

Approximate Area = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1097784



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Efficiency Rating		Current	Potential
(9+ plus)	A		
(8-9)	B		
(6-8)	C	75	83
(5-6)	D		
(3-4)	E		
(2-3)	F		
(1-2)	G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs



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