



380 Hay Green Lane

Bournville, Birmingham, B30 1SR

£500,000



A SIMPLY STUNNING FAMILY HOME! This is such a wonderful family home in a great location, that is ready to move straight into! Having undergone a vast scheme of modernisation throughout, this lovely home has been completely remodelled and extended to offer high specification, spacious, bright and airy accommodation throughout. Located on this leafy lane in Bournville being perfectly placed for all the area has to offer including the much in-demand local schools, beautiful parks, excellent commuter links and also handily placed for all the amenities in Bournville and Northfield but also having Selly Oak and Harborne close at hand. In brief the house offers; re-laid driveway giving plenty of parking options, fore garden, entrance porch, impressive entrance hallway, ground floor contemporary shower room and wc, excellent dual aspect living room with French doors to the garden room with garden access and feature lantern sky light, beautiful, contemporary dual-aspect kitchen / dining room with high spec fittings, laundry / utility room, further ground floor wc, garage and a side return leading to a stunning landscaped rear garden. To the first floor there are two good double bedrooms, further smaller double bedroom and is finished with a contemporary four piece bathroom with freestanding bath and walk-in shower. No doubt we'll get lots of interest so please call our Bournville sales team to book your viewing. EPC Rating D. Council Tax Band D.



Approach

This superb, fully refurbished vastly improved and extended three double bedroom, double fronted semi detached home is approached via a brick block paved driveway providing off street parking for multi vehicles which in-turn leads to double opening doors opening into the garage, mature front fore garden with lawn and decorative hedgerows to all borders in-turn leading to a double glazed French doors opening into:

Entrance Porch

With contemporary tiled floor covering, double glazed windows to the side respectively, wall mounted contemporary light point and composited UPVC leaded light front entry door with accompanying side windows opening into:

Entrance Hall

With Karndean herringbone floor covering, stairs with decorative oak balustrades giving rise to the first floor landing, two ceiling light points, central heating radiator, in-built under stairs storage cupboard, two central heating radiators and glazed oak interior door opening into:

Dual Aspect Living Room

19'3" x 10'4" (5.87 x 3.17)

With double glazed window to the front aspect, central heating radiator, two contemporary ceiling light points, floor mounted gas log burning stove on raised slate hearth and wooden beamed mantle piece over and oak interior glazed French doors with accompanying side window opening into:

Rear Extension/Sun Room

8'5" x 9'7" (2.58 x 2.93)

With double glazed French doors to the rear garden, accompanying double glazed windows, central heating radiator, laminate wood effect floor covering and recessed spots to ceiling.

Contemporary Ground Floor Shower Room

7'6" x 7'5" (2.3 x 2.28)

Entered via oak interior door with contemporary walk-in shower with marble effect splash backs, mains power shower over and glass shower screen, contemporary wash hand basin with hot and cold mixer tap and two under sink storage drawers, push button low flush WC, ceiling mounted extractor, central heating radiator, tiled floor covering, frosted double glazed window to the rear aspect and further tiling to splash backs.

Superb Kitchen/Dining Room

27'5" max x 10'5" max (8.38 max x 3.18 max)

With initial dining area with continued Karndean herringbone floor covering, double glazed window to the front aspect, drop down ceiling light point, central heating radiator and open walkway into superb kitchen. With a contemporary selection of white and navy gloss fronted wall and base units incorporating island unit with breakfast bar and further storage, two drop down ceiling light points, space facility for an American style fridge freezer, integrated double Smeg oven with five ring burner integrated Smeg hob with in-built Smeg extractor over, quartz work surface incorporating quartz return splash backs, double glazed window to the rear garden, inset contemporary stainless steel Franke sink and drainer with hot and cold mixer tap, integrated dishwasher, recessed spots to ceiling, central heating radiator and oak interior door opening into:

Utility Room

10'2" x 5'2" (3.1 x 1.59)

With contemporary tiled floor covering, central heating radiator, ceiling mounted light point, circular stainless steel sink and drainer with mixer tap, work surface, floor mounted storage cupboard, space facility for washing machine, tiling to splash backs and oak interior door opening into:

Ground Floor WC

6'1" x 5'3" (1.86 x 1.62)

Wall mounted Worcester Bosch combination boiler, frosted double glazed window to the rear aspect, low flush push button WC, contemporary wash hand basin with hot and cold mixer tap with under sink storage, further continued contemporary tiled floor covering and central heating radiator.

Garage/Storage Area

11'7" x 7'9" (3.55 x 2.38)

From utility oak interior door opens into garage with composite UPVC double opening doors to the front driveway, ceiling light point, wall mounted shelving, wall mounted gas meter, wall mounted electric fuse box, strip ceiling light point and walkway from garage leads to a side return with storage cupboard and a UPVC composite door gives access to the rear garden.

Rear Garden

Accessed from the sun/room or rear garage area leads out to a superb block paved full width patio for outside entertaining and seating and feature brick built retaining wall with slate steps giving access up to the main garden being laid with mainly mature lawn with decorative flowerbeds to all borders and incorporating hardstanding for garden shed/sun room and being finished with panel fencing to all borders.

First Floor Accommodation

From the hallway stairs with decorative oak balustrades gives rise to the first floor landing with double glazed window to the rear aspect, central heating radiator and oak internal doors opening into:

Bedroom One

9'11" x 14'4" max (3.03 x 4.38 max)

With double glazed window to the front aspect, central heating radiator, a selection of built-in sliding mirror fronted wardrobes and ceiling light point.

L-Shaped Bedroom Two

15'4" max x 14'7" max x 8'4" min (4.68 max x 4.45 max x 2.56 min)

With two double glazed windows to the front aspect, further selection of in-built sliding mirror fronted door to wardrobes, two ceiling light points, over stairs storage cupboard, loft access point and central heating radiator.

Bedroom Three

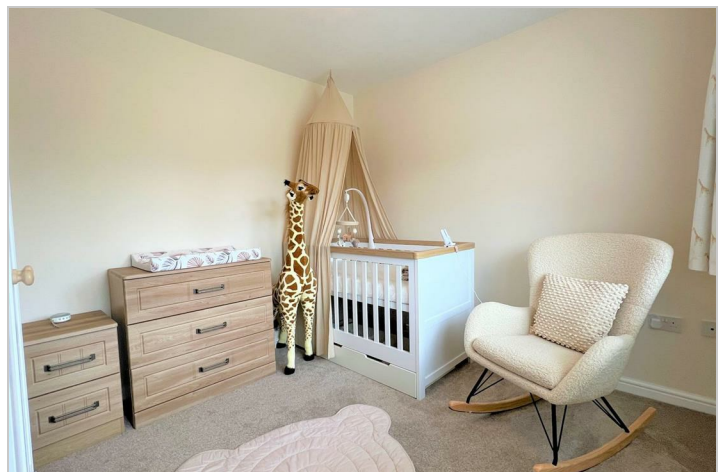
10'0" x 10'6" (3.07 x 3.21)

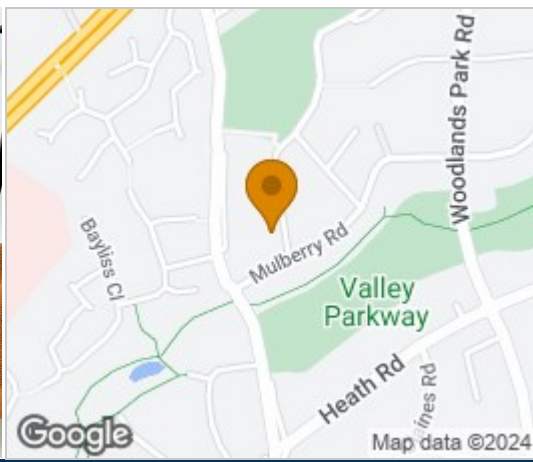
With double glazed window to the rear aspect, central heating radiator and ceiling light point.

Superb Four Piece Bathroom

14'10" x 8'2" max x 5'10" min (4.53 x 2.5 max x 1.8 min)

Contemporary bathroom suite offers a walk-in double shower with mains power shower over, frosted double glazed windows to the side and rear aspects, central heating radiator, two ceiling light points, wall mounted extractor fan, double ceramic sink and drainer with under sink storage with hot and cold mixer tap, low flush push button WC, free standing contemporary bath with hot and cold mixer tap and shower attachment and contemporary tiling to splash backs.





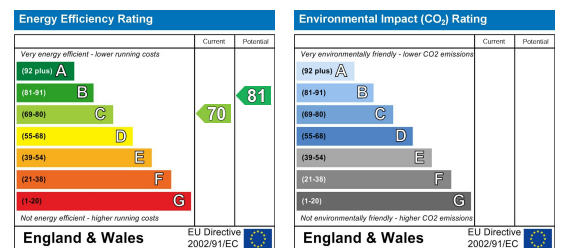
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.