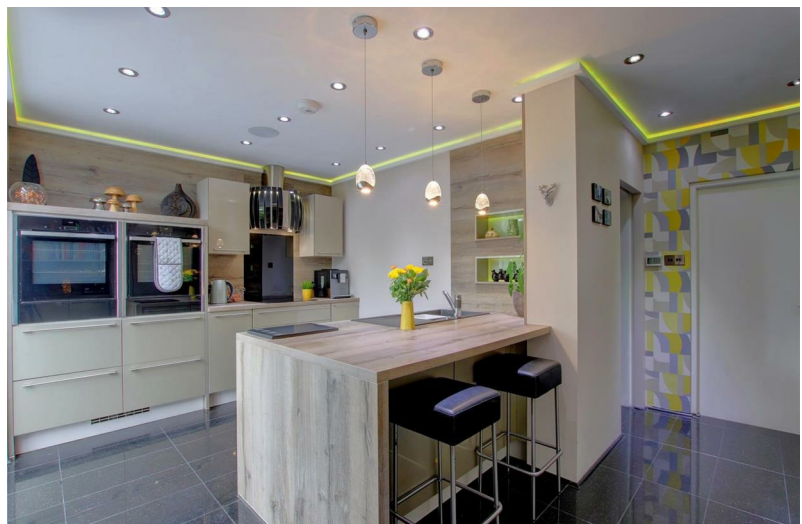




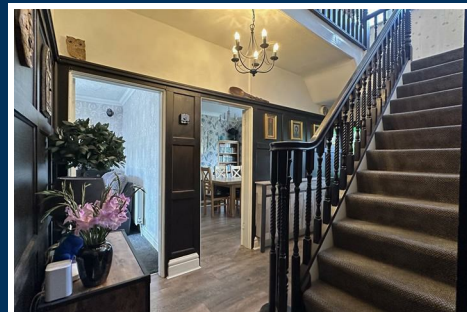
## 35 Quarry Lane

Northfield, Birmingham, B31 2PZ

Offers Over £650,000



**\*A QUITE WONDERFUL FAMILY HOME WITH AN INCREDIBLE GARDEN ANNEX!\*** Set back from the road behind a driveway and mature front garden is this simply beautiful, five bedroom, detached family home which has been vastly updated over the years with high specification, contemporary additions alongside being in-keeping with its period features. Being ideally located on this much sought-after road you have great access to all of the nearby places of interest including the local schools, great transport links via the nearby Northfield train station, Bristol Road with its motorway links and access to all the area has to offer including Longbridge village, Northfield and Bournville not being too far away. The accommodation offer briefly comprises; Excellent driveway, new porch (2022) impressive entrance hallway with period paneling, guest wc, two bright and airy reception rooms, re-fitted contemporary kitchen with pantry and a stunning rear garden with expansive composite decking, outside seating area and a sublime garden summer room with separate Jacuzzi room, manicured garden and rear garden with further potential. To the first floor there three good double bedrooms, further good size single bedroom (currently home office), re-fitted contemporary four piece bathroom and a further staircase gives rise to the top floor fifth bedroom with recently re-fitted en-suite shower room. To book your viewing please call our Bournville sales team.



#### Approach

This beautifully and much improved five bedroom detached family home is approached via a sizable front tarmac driveway providing off street parking for multi vehicles including a mature front fore garden with sculpture decorative flowerbeds and lawn with a varied selection of mature trees, plants and shrubs. Driveway in-turn leads to double opening door to garage or recently re-fitted double glazed front entry door opening into:

#### Entrance Porch

With tiled floor covering, double glazed windows to the front and side respectively, wall mounted light point and original style stained glass leaded light door with accompanying lattice single glazed window opening into:

#### Entrance Hallway

With feature original style wooden panelling to walls, decorative staircase with balustrading giving rise to the first floor landing, central heating radiator, ceiling light point, laminate wood effect floor covering and doors opening into:

#### Ground Floor WC

5'6" x 2'8" (1.7 x 0.82)

With low flush push button WC, wash hand basin on vanity unit with hot and cold mixer tap, fully tiled to splash backs, bespoke made penny floor, frosted single glazed window to the porch and recessed spots to ceiling.

#### Dining Room

14'6" to bay x 11'11" (4.42 to bay x 3.64)

With double glazed lattice effect bay window to the front aspect, central heating radiator, ceiling light point, cornice to ceiling, continued laminate wood effect floor covering and inset gas fire with art deco tiled fireplace surround and raised hearth.

#### Rear Living Room

12'0" x 13'11" (3.66 x 4.26)

With double glazed French doors with accompanying above and side windows giving panoramic views and access to the rear garden, further art deco style tiled fireplace with raised hearth and surround and inset gas fire, cornice to ceiling, two wall mounted light points, ceiling light point, integrated speaker system and central heating radiator.

#### Stunning Contemporary Refurbished Kitchen

16'2" max x 13'3" (4.95 max x 4.06)

From hallway sliding door open into kitchen with a superb array of contemporary gloss fronted matching wall and base units with double integrated tilt and slide Neff oven, integrated induction Neff hob with in-built Felmecc contemporary extractor hood, tiled floor covering with under floor heating, central heating radiator, integrated full height fridge and full height freezer, integrated dishwasher, recessed spots to ceiling, feature LED lighting, breakfast bar area, composite one and a half contemporary sink with hot and cold mixer tap and pipe attachment, in-built shelving, double glazed French doors giving views and access to the rear garden and interior door and step leading into:

#### Garage

unmeasured (unmeasured )

With metal double opening doors to the front, recently re-fitted Worcester Bosch combination boiler, stripped ceiling light point, wall mounted electric fuse box and providing excellent storage space.

#### Pantry

6'5" x 3'9" (1.96 x 1.15)

Off kitchen hidden door opens into pantry with continued tiled floor, a further selection of base units, work surface, wall mounted shelving, wall mounted extractor and recessed spots to ceiling.

#### Rear Garden

Being accessed from the living room or kitchen leads out to a most wonderful rear garden with full width composite raised decking area with French oak sleepers leading to side wooden opening door to side garden shed providing excellent outside storage space. Decking leads to an outside covered seating area with superb seating and entertaining space and composite decking pathway leads to double glazed French doors opening into a wonderful summer house. From decking area step leads down to lawned area with mature lawn with French oak sleepers housing a vast array of mature trees, plants and shrubs. Low level gate gives accessed to the rear garden area currently unutilised as play area with an array of a selection of trees, plants and shrubs and the further for potential.

### Summer House

19'5" x 9'7" (5.92 x 2.94)

Being fully kitted with wi-fi, TV points, electric and lighting, offers a serving hatch to the seating area, two ceiling light point, two double glazed Velux roof lights, laminate wood effect floor covering, double glazed window and French doors giving access and views to the garden, in-built heating system and door opening into:

### Inner Lobby Area

With storage, double glazed window to the rear, light point, electric fuse box and interior door opens into:

### Hot Tub Room

9'10" x 9'10" (3.02 x 3)

With double glazed roof light, double glazed windows to the rear aspect, tongue and grooved pine panelling, double glazed doors giving views and access to the rear garden and composite decking pathway,

### First Floor Accommodation

From hallway superb staircase with decorative balustrades gives rise to the first floor landing with ceiling light point, double glazed lattice effect window to the front aspect, decorative picture rail and internal doors opening into:

### Bedroom One

14'7" x 11'11" (4.46 x 3.65)

With double glazed bay window to the front aspect, ceiling light point, further ceiling mounted light point, central heating radiator, cornice to ceiling, inset original cast iron fireplace and a selection of mirror fronted in-built wardrobes.

### Bedroom Two

15'1" x 12'2" (4.6 x 3.72)

With double glazed window to the rear aspect, ceiling light point, further selection of triple in-built double wardrobes

and overhead storage units, laminate wood effect floor covering, central heating radiator, cornice to ceiling and original inset cast iron fireplace.

### Bedroom Three/Home Office

8'4" x 10'0" (2.56 x 3.07)

With double glazed window to the rear aspect, further selection of in-built storage options with work surfaces, ceiling light point, laminate wood effect floor covering and central heating radiator.

### Bedroom Four

8'6" x 11'9" (2.6 x 3.6)

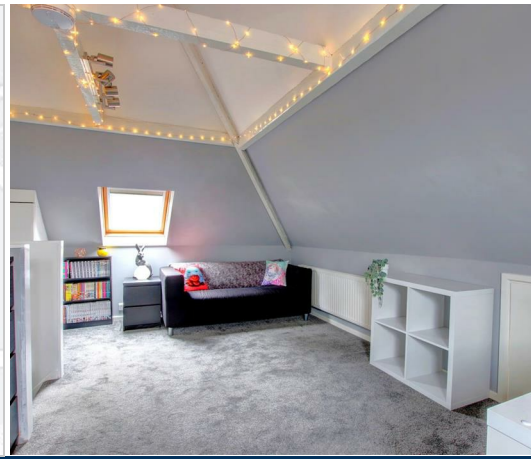
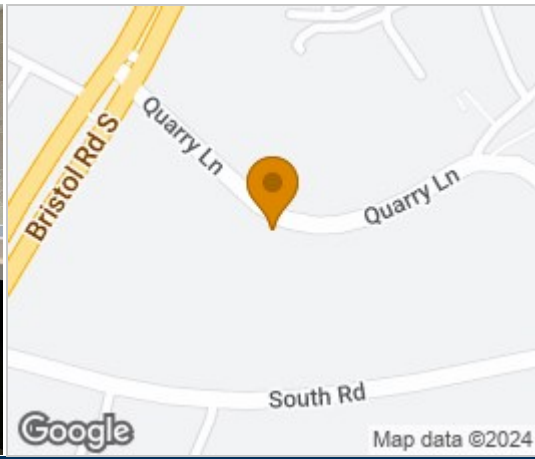
With double glazed lattice effect double glazed window to the front aspect, laminate wood effect floor covering, central heating radiator, cornice to ceiling and ceiling light point.

### Contemporary Bathroom

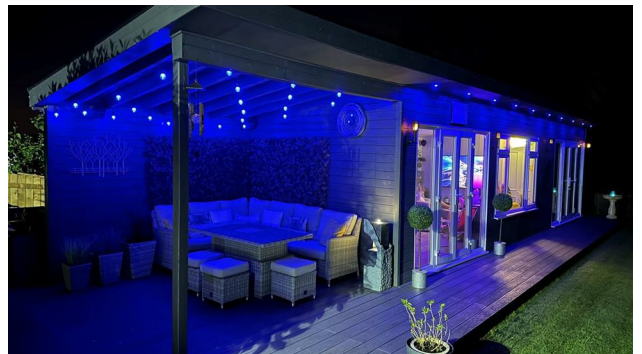
13'1" x 5'5" (4.01 x 1.66)

With inset bath with hot and cold mixer tap and shower attachment and also inset recessed shelving and lighting options, double sink with hot and cold mixer tap on vanity unit with under sink storage, in-built mirror frontage with storage options, hidden cistern push button low flush WC, heated chrome towel rail, recessed spots to ceiling, under floor heating, in-plumbed main speaker system, walk-in double shower with mains power shower over, wall mounted extractor, further in-built storage shelving with lighting and being fully tiled to all walls and 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.

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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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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