



11 Belmont Crescent
Northfield, Birmingham; B31 2FH

Offers In The Region Of £695,000



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A QUITE WONDERFUL, SIX BEDROOM, THREE STOREY EXECUTIVE HOME! Nestled in a peaceful side road within this much sought-after development is this beautifully presented, executive, detached family home which offers exceptional space, style, and natural light throughout. Ideally situated for all the area has to offer, this home is within easy reach of the Royal Orthopedic Hospital, Queen Elizabeth Hospital, and the University of Birmingham. Excellent transport links and highly regarded local schools further enhance its prime location. This superior modern home boasts an array of impressive features, including a private driveway, front garden, carport, and garage. Step inside to a welcoming storm porch and an enlarged entrance hall leading to a spacious living room, a separate dining room, and a breathtaking open-plan kitchen/dining/living area—perfect for modern family life. A utility room, garage and guest WC complete the ground floor. On the first floor, you'll find three generous double bedrooms, including a luxurious principal suite with an en-suite shower room, further bathroom and home office / bedroom. The top floor offers two further double bedrooms, a versatile storage room/office, and an additional bathroom. Outside, the beautifully landscaped rear garden provides the perfect retreat. This truly outstanding home must be seen to be fully appreciated! To arrange a viewing, please contact our Bournville sales team today.



Approach

This superb six bedroom, detached, executive home is approached via a mature front fore garden providing mature lawns with decorative hedgerows and with a well stocked selection of plants, shrubs and flowers leading to a tarmac front driveway and gives access to a covered car port and a laid pathway gives access to a storm porch with red quarry tiled effect floor covering and frosted double glazed door with feature circular double glazed window gives access into:

Enlarged Entrance Hall

With hardwood floor covering, cornice to ceiling, ceiling light point, central heating radiator, stairs with balustrades gives rise to the first floor landing and internal doors opening into:

Living Room

12'0" x 11'0" x 20'9" into bay (3.67 x 3.362 x 6.339 into bay)

With double glazed bay window to the front aspect, inset gas fire on raised hearth and stone effect surround, cornice to ceiling, two ceiling light points and two central heating radiators,

Guest WC

6'0" x 2'1" (1.85m x 0.64)

With full mosaic tiling to half wall height, wash hand basin with hot and cold mixer tap, push button low flush WC, recessed spots to ceiling, wall mounted electric fuse box and wall mounted extractor.

Dining Room

10'0" x 13'10" (3.049 x 4.23)

With cornice to ceiling, double glazed window to the side aspect, central heating radiator, ceiling light point and open walkway into:

Kitchen/Diner

13'0" x 9'2" (3.9634 x 2.799)

With a superb array of matching wall and base units with feature under cupboard lighting, integrated fridge and freezer, integrated double Bosch oven, integrated five ring burner Bosch gas hob with integrated stainless steel Bosch extractor over, integrated dishwasher, tiling to splash backs, work surfaces incorporating stainless steel sink and drainer with hot and cold mixer tap, tiling floor covering, recessed spots to ceiling and open walkway into:



Dining/Living Area

8'1" x 19'8" (2.469 x 5.999)

With six double glazed Velux roof lights to the rear aspect, two sets of double glazed French doors with accompanying side windows to rear aspect, continued tiled floor covering, central heating radiator and a further door opening into:

Utility Room

9'1" x 5'0" (2.77 x 1.549)

With a further selection of storage cupboards and base units, with work surface incorporating stainless steel sink and drainer with hot and cold taps over, space for washing machine and tumble dryer, central heating radiator, continued tiled flooring, wall mounted Potterton boiler, tiling to splash backs, double glazed window to the rear aspect, double glazed exterior door giving access to the side return and garden, ceiling light point, ceiling extractor and internal door opens into:



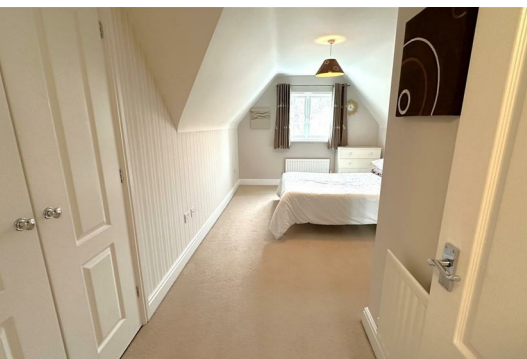
Garage

18'1" x 8'1" (5.51499 x 2.4719)

With a metal up and over electric door to the front, strip ceiling light point, space facility for a further fridge freezer and full electrics.

Rear Garden

From the living area or the side return leads to the rear garden being superbly landscaped with a initial full width sculpture patio area with various outside seating area and entertaining spaces, leads onto the main garden area with a mixture of mature lawns and low maintenance astro-turf and decorative flowerbeds to all borders with a mature selection of plants, trees and shrubs and garden being finished with panel fencing to borders, side access point and also further patio and hard-standing for garden shed.



First Floor Accommodation

Staircase gives rise to the first floor landing with cornice to ceiling, ceiling light point, central heating radiator, further staircase with balustrades gives rise to the top floor and internal doors opens into:

Bedroom One

16'1" into bay x 12'1" max (4.907 into bay x 3.6911 max)

With double glazed bay window to the front aspect, central heating radiator, a vast array of built-in wardrobes and storage cupboard, ceiling light point, central heating radiator and door opening into:

En-Suite Shower Room

7'1" x 5'0" (2.164 x 1.54)

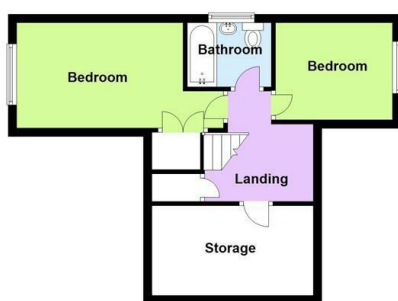
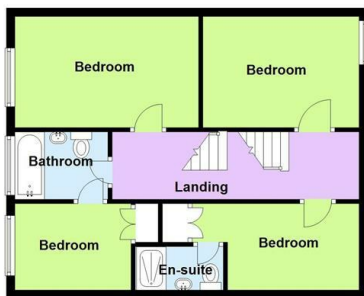
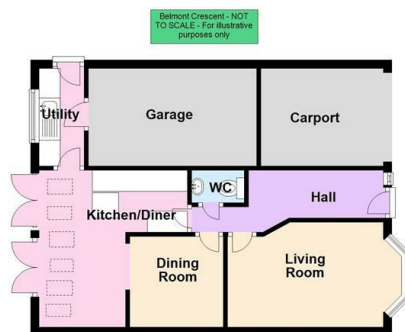
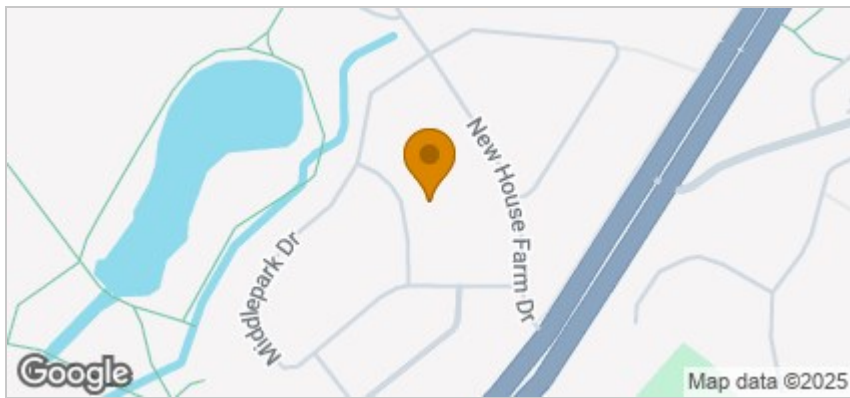
With walk-in mains power shower, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, tiling to all walls and recessed spots to ceiling.

Dual Access Bathroom

5'1" x 8'0" (1.5575 x 2.44)

With push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap, panel bath with hot and cold mixer tap and shower attachment, double glazed Velux roof light to rear, recessed spots to ceiling, fully tiled to all splash back areas, central heating radiator, ceiling mounted extractor and door opens into:





Bedroom Two

14'0" x 13'0" (4.2732 x 3.969)

With four double glazed windows to the front aspect, central heating radiator, ceiling light point, two double walk-in wardrobes providing plentiful storage space and central heating radiator.

Bedroom Three

9'0" x 15'1" to window recesss (2.7492 x 4.598 to window recesss)

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

Bedroom Four/Home Office

15'1" x 9'0" (4.599 x 2.745)

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

Top Floor Accommodation

From landing further staircase gives rise to the top floor with double glazed Velux roof light to the rear, ceiling light point, central heating radiator, cornice to ceiling, door opening into airing cupboard housing the hot water tank and pressure pump and internal doors opens into:

Home Office/Store Room/Box Room

12'0" x 9'0" (3.68 x 2.75)

With loft access point, ceiling light point and currently utilised as a storage room.

Bedroom Five

18'0" max x 11'1" max (5.4894 max x 3.399 max)

With double glazed window to the front aspect, two central heating radiators, ceiling light point and double walk-in wardrobe.

Bedroom Six

10'0" x 9'1" (3.07 x 2.77368)

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

Bathroom

6'0" x 7'1" (1.847 x 2.1640)

With a modern bathroom suite comprising push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap, panel bath with hot and cold mixer tap and shower attachment, frosted double glazed window to the side aspect, mosaic tiling to all splash backs, recessed spots to ceiling, central heating radiator and ceiling mounted extractor.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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