



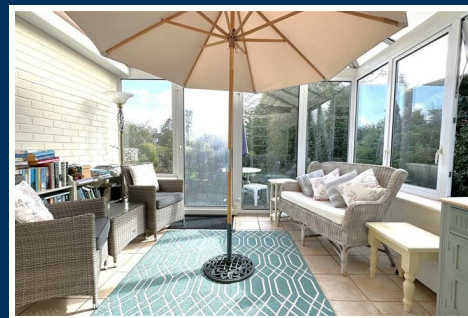
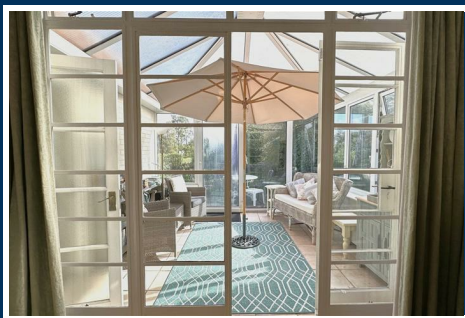
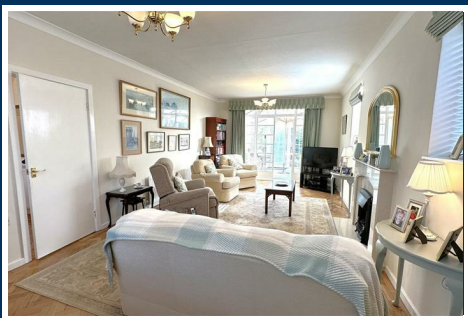
39 Grassmoor Road

Kings Norton, Birmingham, B38 8BX

Offers In The Region Of £625,000



A QUITE WONDERFUL DETACHED FAMILY HOME IN PRIME LOCATION! Tucked away on this much sought-after road in historic Kings Norton is this beautifully presented and extended three bedroom, detached, family home which has been meticulously looked after and updated over the years to offer excellent accommodation but also some further potential due to the superb plot. Being perfectly placed for all the area has to offer including having the nearby Nature Reserve and park close by, excellent commuter links via Kings Norton train station and the M42 motorway network, only being a short drive into to nearby countryside and being well placed for the local schools and amenities. The house itself offers an excellent plot with mature front gardens and driveway, entrance porch, lovely hallway with parquet flooring, triple aspect lounge and parquet wooden flooring and conservatory, lovely open plan dining and living room opening up to the garden and then also the modern kitchen. Furthermore there is a ground floor wc and utility room and good size garage. To the first floor there are three double bedrooms and a family bathroom. To arrange your viewing of this wonderful home please call our Kings Norton team sales team.



Approach

This beautifully presented, three bedroom detached family home is approached via a sweeping tarmac front driveway providing off street parking for multi vehicles with raised mature fore lawn with decorative flowerbeds to borders housing a selection of mature plants and shrubs and leading to a wooden framed single glazed French doors opening into:

Entrance Porch

With red quarry tiled floor covering, door opening into garage and original style hardwood glazed door giving access into:

Entrance Hall

With wall mounted light point, feature parquet exposed wooden floor covering, period style decorative balustrade staircase giving rise to the first floor, original stained glass leaded light single glazed aluminium framed window into porch, ceiling light point, central heating radiator, door opening under stairs storage cupboard and interior door opening into:

Living Room

24'4" x 12'2" (7.42 x 3.72)

With double glazed window to the front aspect, central heating radiator, two further double glazed windows to the side aspects, inset gas fire with raised marble effect surround and mantle piece, continued wooden parquet floor covering, further central heating radiator, two ceiling light points, cornice to ceiling and original style art deco Crittal French doors with accompanying side and above windows opening into:

Conservatory

10'7" x 12'1" (3.25 x 3.7)

With double glazed windows giving views to the side and rear respectively, tiled floor covering, sliding double glazed patio door giving access to the rear garden and glazed interior door opens into:

Open Plan Living/Dining and Kitchen

25'7" x 10'4" living/dining areas (7.82 x 3.15 living/dining areas)

Also being accessed from the hallway with initial dining area with central heating radiator, recessed spots to ceiling, cornice to ceiling, door opening into utility room and open walkway into living area. With double glazed French doors with accompanying side windows giving lovely views and access to the rear garden, further central heating radiator and open walkway into kitchen.

Kitchen

11'6" x 10'0" (3.53 x 3.07)

A modern kitchen with a selection of white fronted shaker style matching wall and base units with integrated Hotpoint double oven and integrated four ring burner Stoves gas hob with in-built extractor over, roll edge work surface, integrated dishwasher, integrated two and a half stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, under cupboard lighting, integrated fridge and freezer, tiled floor covering, tiling to splash backs and recessed spots to ceiling.

Utility Room

10'7" x 7'1" (3.23 x 2.16)

With a further selection of wall and base units with stainless steel sink and drainer with hot and cold mixer tap, plumbing and space facility for washing machine and tumble dryer, further space facility for under counter fridge and freezer, in-built shelving, strip ceiling light point, tiled floor covering, central heating radiator, wall mounted extractor, frosted double glazed window to the side aspect and door opening into:

Ground Floor Shower Room

4'0" x 5'6" (1.22 x 1.7)

With single glazed window into garage, wall mounted extractor fan, wall mounted wash hand basin with hot and cold taps, low flush WC, corner entry shower with Triton electric shower over, fully tiled to walls and floor, ceiling light point and central heating radiator.

First Floor Accommodation

From entrance hallway turning staircase with period decorative balustrades gives rise to the first floor landing with double glazed dormer window to the front aspect, two ceiling light points, storage to eaves space, central heating radiator and internal door opening into:

Bedroom One

12'6" x 12'2" (3.82 x 3.71)

With double glazed windows to the front and side respectively, a selection of in-built bedroom furniture incorporating storage drawers, dressing table and triple and double wardrobes, cornice to ceiling and ceiling light point.

Re-Fitted Shower Room

6'5" x 6'8" (1.97 x 2.04)

With hidden cistern WC and wash hand basin with hot and cold mixer tap, built-in vanity unit with storage, frosted double glazed window to the side aspect, recessed spots to ceiling, walk-in double shower with mains power shower, laminate wood effect flooring, wall mounted heated chrome towel rail, further in-built storage cupboard and wall mounted extractor fan.

Bedroom Two

11'10" x 12'11" max (3.63 x 3.96 max)

With picture double glazed window to rear garden views, further double glazed window to the side aspect, cornice to ceiling, ceiling light point, in-built quadruple wardrobes and central heating radiator.

Bedroom Three

11'11" to rear of wardrobes x 6'10" (3.64 to rear of wardrobes x 2.1)

With double glazed windows the side and rear aspect, cornice to ceiling, ceiling light point, central heating radiator and double in-built wardrobes with sliding front door and overhead storage..

Garage

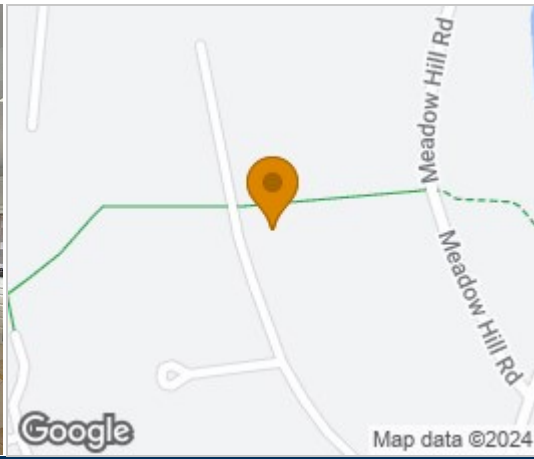
21'1" x 10'3" max (6.43 x 3.13 max)

Accessed via the wooden door from the porch or from metal up and over door opening from the front driveway and offers a frosted aluminium framed single glazed window to the side aspect, strip ceiling light point, wall mounted electric fuse box and wall mounted Worcester Bosh combination boiler.

Rear Garden

Being accessed from the conservatory, rear living area or side access point from the front driveway gives access out to an initial raised block paved patio giving excellent outside entertaining space and views of the rear garden, then steps leads down onto main garden area with mature lawns with decorative flowerbeds to all borders housing a mature selection of plants, trees and shrubs with pathway meandering to steps leading down to the rear garden area with further mature lawns, raised sleeper flowerbeds, and being finished with hedgerows to all borders and brick patio to the rear.





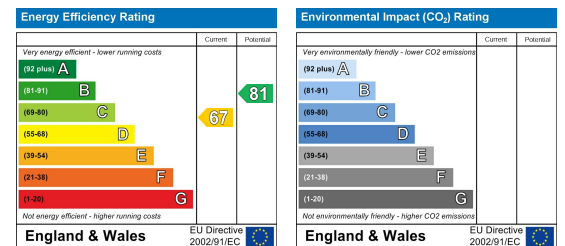
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 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.