



20 Meadow Hill Road

Kings Norton, Birmingham, B38 8DD

Offers In The Region Of £750,000



WONDERFUL DETACHED FAMILY HOME IN PRIME LOCATION! Located on this much sought-after road in historic Kings Norton is this lovely sized, five bedroom, detached, family home, offering excellent accommodation. 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 a driveway, entrance porch, large entrance hallway, dining room, living room with large sliding patio door giving access and stunning views to the landscaped rear garden, breakfast kitchen with further sliding doors, utility room, inner lobby, guest WC and double garage. To the first floor there are five bedrooms, two with ensuite's and a family bathroom. The property is finished with a stunning landscaped rear garden and patio and offers No Upward Chain. To arrange your viewing of this wonderful home please call our Kings Norton team sales team.



Approach

The property is approached via a front driveway with a raised lawn area leading to a double glazed front entry door with accompanying windows to the sides opening into:

Porch

With tiled floor covering, ceiling light point and wooden obscured glazed front entry door with accompanying windows to the side opening into:

Entrance Hallway

With three central heating radiators, four ceiling light points, wooden obscured glazed door with accompanying window to the side aspect giving access to the side of the property, stairs giving rise to the first floor landing, under stairs storage cupboard, door opening into garage and further doors opening into:

Dining Room

11'4" max x 16'7" max (3.473 max x 5.062 max)

With double glazed bay window to the front aspect, two central heating radiators, ceiling light point and cornice to ceiling,

Inner Lobby

6'5" x 5'9" (1.978 x 1.771)

With ceiling light point, central heating radiator, obscured double glazed window to the side aspect and door opening into:

Downstairs WC

3'0" max x 5'9" max (0.916 max x 1.769 max)

With central heating radiator, corner mounted wash hand basin with two taps over, low flush WC, tiling to splash backs area, wall mounted extractor fan and ceiling light point.

Living Room

21'11" max x 15'0" max (6.695 max x 4.589 max)

With sliding double glazed patio doors giving views and access to the rear garden, two double glazed windows to the side aspect, two central heating radiators, feature fireplace with decorative surround and wall mounted light points.

Breakfast Kitchen

17'2" max x 13'9" max (5.244 max x 4.207 max)

With the break fast area comprising: two central heating radiators, sliding double glazed patio doors giving access to the rear garden, tiling to floors, ceiling light point and open archway leads into kitchen area. With continued tiled flooring, ceiling light point, a selection of matching wall and base units with work surfaces over incorporating stainless steel sink and drainer, double glazed window to the rear aspect, integrated dishwasher, integrated five ring burner gas hob with extractor over, integrated oven with steam oven above, tiling to splash back areas, cupboard housing Baxi central heating boiler and open archway into:

Utility Room

7'10" x 5'9" (2.400 x 1.768)

With continued tiling flooring, space facility for an American style fridge freezer, ceiling light point, obscured double glazed window to the side aspect, space facility for washing machine, base units with work surfaces over incorporating stainless steel sink and drainer with two taps over and tiling to splash backs areas.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, loft access point, central heating radiator, two ceiling light points, double door opens into storage cupboard housing the water tanks and doors opening into:

Bedroom One

15'7" max x 20'5" x 13'5" min (4.770 max x 6.248 x 4.102 min)

With double glazed window to the front aspect with views over the nature reserve in the background, ceiling light point, two wall mounted light points, central heating radiator, fitted wardrobes with sliding mirror doors and door opens into:

En-Suite

6'6" max x 6'10" max (1.993 max x 2.102 max)

With tiled walls, heated towel rail, wash hand basin on pedestal with mixer tap over, obscured double glazed window to the side

aspect, wall mounted extractor fan, low flush WC and walk-in shower cubicle with mains powered shower over.

Bedroom Two

13'10" max x 17'5" max x 11'3" min (4.536 max x 5.324 max x 3.433 min)

With double glazed window to the rear aspect, central heating radiator, ceiling light point, wall mounted light points, door opens in wardrobes, further double doors opens into fitted wardrobes and door opens into:

En-Suite

11'4" x 5'9" (3.458 x 1.775)

With an obscured double glazed window to the side aspect, wall mounted extractor fan, ceiling spotlight points, low flush push button WC, walk-in corner entry shower with mains powered shower over, tiling to walls, wash hand basin with mixer tap over set in vanity unit, bath with mixer tap over and heated towel rail.

Bedroom Three

13'9" x 14'8" (4.208 x 4.486)

With double glazed window to the rear aspect, glazed doors giving access to the fitted wardrobe area, ceiling light points, two wall mounted light points and central heating radiator.

Family Bathroom

9'0" max x 10'1" max (2.768 max x 3.091 max)

With an obscured double glazed window to the side aspect, central heating radiator, ceiling spotlights, wall mounted extractor fan, further heated towel rail, bath with mixer tap over, tiling to splash back areas, walk-in shower cubicle with mains powered shower over and fitted units with integrated sink unit with mixer tap over.

Bedroom Four

9'0" x 14'11" (2.763 x 4.547)

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

Bedroom Five

8'11" x 11'3" (2.739 x 3.441)

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

Garage

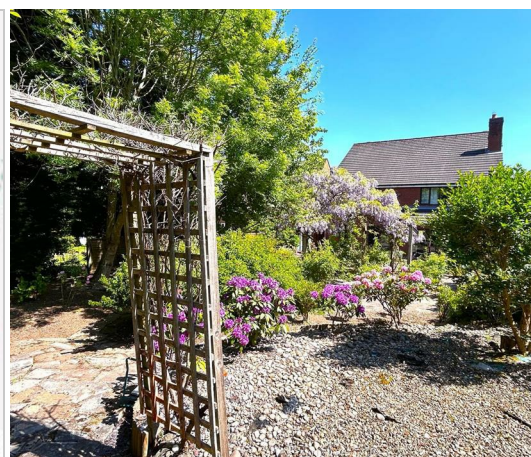
13'11" x 21'0" max (4.258 x 6.404 max)

With metal up and over door to driveway, strip ceiling light point and, door giving access to the sider of the property.

Rear Garden

Being landscaped and accessed from the living room or breakfast kitchen leading to a landscaped rear garden, with a paved patio area with side access points either side leading to the front of the property, with a paved patio area with steps leading up to pathways with a selection of decorative flowers, plants, trees and shrubs, and a rear raised bedding area leading to a sheltered seating area.





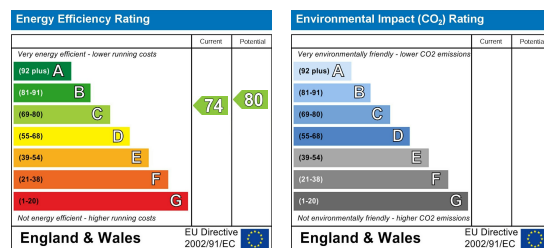
Floor Plan



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.