





Property Description

This stunning five-bedroom property, located just a few minutes' drive from the vibrant Harborne area, offers a perfect blend of modern living and spacious design. Upon entering, you are greeted by a generously sized living room, ideal for both relaxing and entertaining, with an additional reception room seamlessly connected for extra space. A downstairs study provides the perfect quiet area for work or study, catering to today's lifestyle.

The living room flows effortlessly into a beautiful conservatory, which is bathed in natural light and features French doors opening out to a large, well-maintained rear garden, creating a perfect indoor-outdoor living experience. The kitchen is modern and well-equipped with integrated appliances, providing ample space for cooking and entertaining. The property also boasts a separate utility area, along with a convenient downstairs WC for guests.

Upstairs, you will find five well-proportioned bedrooms, each offering a comfortable and restful space. The family bathroom is beautifully finished, featuring a contemporary walk-in shower, low flush WC, and hand basin for added convenience and style.

At the front of the property, a spacious garden adds to the curb appeal, complemented by a driveway with ample space to park at least two cars. This property offers an ideal combination of space, modern design, and practical features, making it the perfect family home

Porch

Porch leading to entrance hallway.

Entrance Hallway

Ceiling light point, panelled radiator, understairs storage area, laminated flooring, stairs off

Lounge

25' 6" x 11' 10" (7.77m x 3.61m)

Two ceiling light points, feature fireplace with inset gas fire, TV point, panelled radiator, window to front elevation and doors off to conservatory

Sitting Room

11' 9" x 6' 9" (3.58m x 2.06m)

Archway off, ceiling light point, panelled radiator, double glazed window to rear, inbuilt storage.

Study

7' 6" x 6' 9" (2.29m x 2.06m)

Ceiling light point, double glazed window.

Kitchen

11' 3" x 8' 11" (3.43m x 2.72m)

A range of matching wall and base units, sink with drainer and mixer tap, double oven, 4 ring gas hob, fan extractor, space for fridge freezer, integrated dishwasher, ceiling spotlights, panelled radiator, window to rear elevation.

Downstairs W.C/Utility

Panelled radiator, ceiling light point, frosted double glazed window, low flush w.c, laminated flooring, plumbing for washing machine.

Conservatory

18' 8" x 9' 8" (5.69m x 2.95m)

Full width conservatory, with french doors onto the rear garden, wall light point.

Bedroom One

12' 4" x 10' 3" (3.76m x 3.12m)

Fitted wardrobes, ceiling light point, panelled radiator, window to rear elevation.

Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m)

Panelled radiator, ceiling light point, window to front elevation.

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)

Ceiling light point, panelled radiator, fitted storage, window to front elevation.

Bedroom Four

8' 3" x 6' 8" (2.51m x 2.03m)

Panelled radiator, ceiling light point, window to front elevation.

Bedroom Five

9' 4" x 6' 10" (2.84m x 2.08m)

Panelled radiator, ceiling light point, window to rear elevation.

Bathroom

Walk in shower, low flush wc, vanity wash hand basin, spotlights, fully tiled, panelled radiator, fully tiled.

Rear Garden

Mainly paved area with flower borders and shrubbery, timber fence surround.

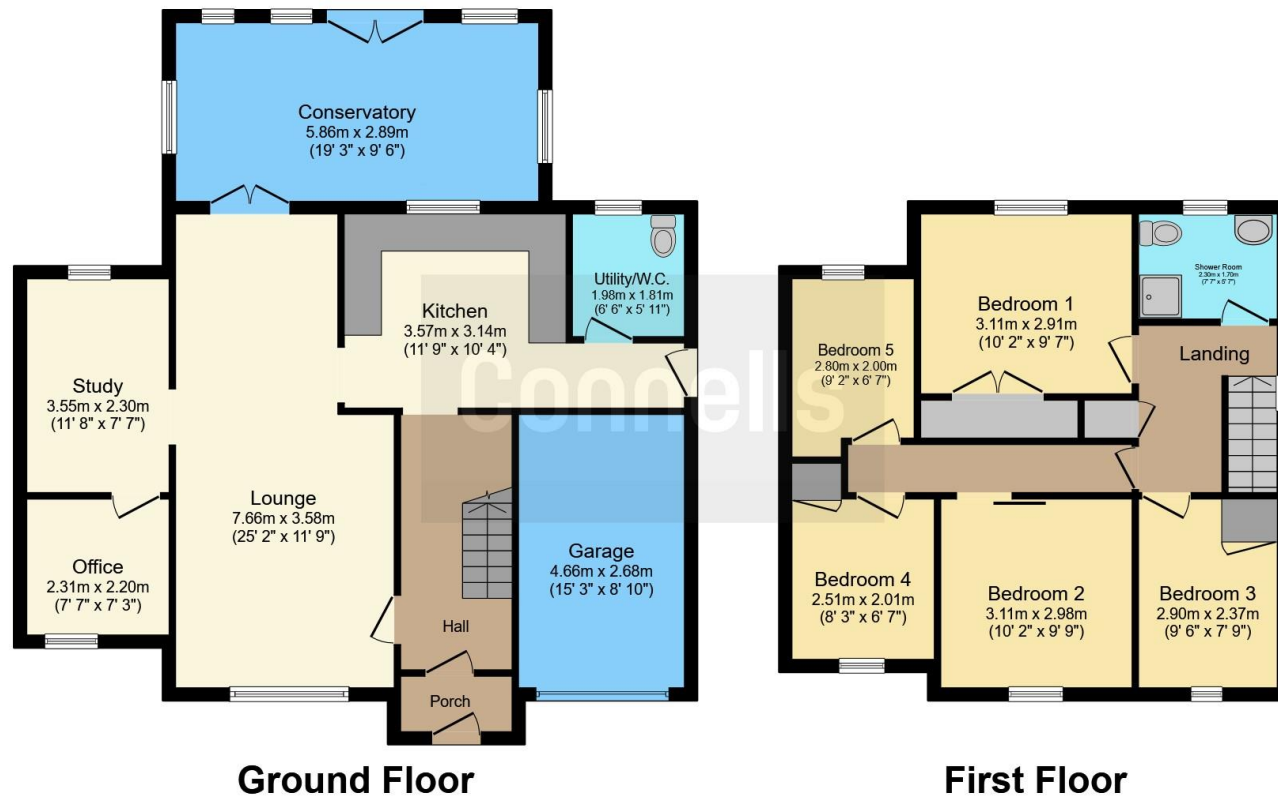
Agents Note

Under Section 21 of Estate Agency Act 1979 we can confirm that the seller of this property is related to an employee of the Connells Group.









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EPC Rating: D

Tenure: Freehold

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