



**Connells**

Hamstead Hill  
Birmingham





## Property Description

An Exceptional, Outstanding and Elegant Five Double Bedroom Detached Family Home. Set on a Private Road in this popular Residential Area where the owner has invested heavily with a full refurbishment project offering modern style living. We strongly urge viewings to appreciate the versatility and the finishing touches that this home offers.

Set on a Private Road the Ground Floor has Underfloor Heating throughout, a Spacious Lounge, Breakfast Kitchen with Charging Point, Neff Appliances and Quooker Tap with a Downstairs Shower Room. The First Floor has Five Double Bedrooms with three En-Suites

Location is paramount, local schools, shopping amenities are all close by, along with the M6 / M5 Motorway Links.

## Private Road

## Spacious Tarmac Drive

## 16ft Garage

## Entrance Hall

Gas Central Heating with Underfloor Heating

## Shower Room

6' 2" x 5' 5" ( 1.88m x 1.65m )

Walk In Shower, WC, Wash Hand Basin and

Tiled Floor to Ceiling.

## Lounge

25' 7" Into Bay x 14' 7" ( 7.80m Into Bay x 4.45m )

Double Glazed Bay Window, Two Gas Central Heating Radiators and Carpeted.

## Reception Room Two

20' 5" x 11' 5" ( 6.22m x 3.48m )

UPVC Bi-Fold Doors to Rear Garden and Engineered Oak Flooring

## Breakfast Kitchen Diner

20' 3" x 17' 3" ( 6.17m x 5.26m )

Breakfast Kitchen with Island and Underneath Storage, Two Integrated Nest Oven and Neff Microwave, Integrated Wine Cooler and Dishwasher. Integrated Five piece Hob. Bi-Fold Double Glazed Doors leading to Rear Garden, Overhead Extractor and Phone Charging Point

## Utility Room

9' 9" x 6' 7" ( 2.97m x 2.01m )

Tiled Flooring, Sink, Storage and Plumbing for Washing Machine

## Master Bedroom With En-Suite

13' 5" x 13' 2" ( 4.09m x 4.01m )

UPVC Double Glazed Window, Carpeted and Built In Wardrobe

## En-Suite To Master

8' 6" x 3' 9" ( 2.59m x 1.14m )

Walk In Shower, Tiled Walls, Wash Hand Basin and WC

### **Bedroom Two With En-Suite**

15' 3" x 11' 4" ( 4.65m x 3.45m )

UPVC Double Glazed Window, Carpeted and Built In Wardrobe

### **Bedroom Three**

11' 3" x 9' 5" ( 3.43m x 2.87m )

UPVC Double Glazed Window, Carpeted

### **Bedroom Four**

13' 2" x 10' 3" ( 4.01m x 3.12m )

UPVC Double Glazed Window, Carpeted

### **Bedroom Five With En-Suite**

14' x 10' 2" ( 4.27m x 3.10m )

UPVC Double Glazed Window, Carpeted and Built In Wardrobe

### **En-Suite**

6' 9" x 3' 7" ( 2.06m x 1.09m )

Walk In Shower, Wash Hand Basin WC and Tiled Walls

### **Rear Garden**

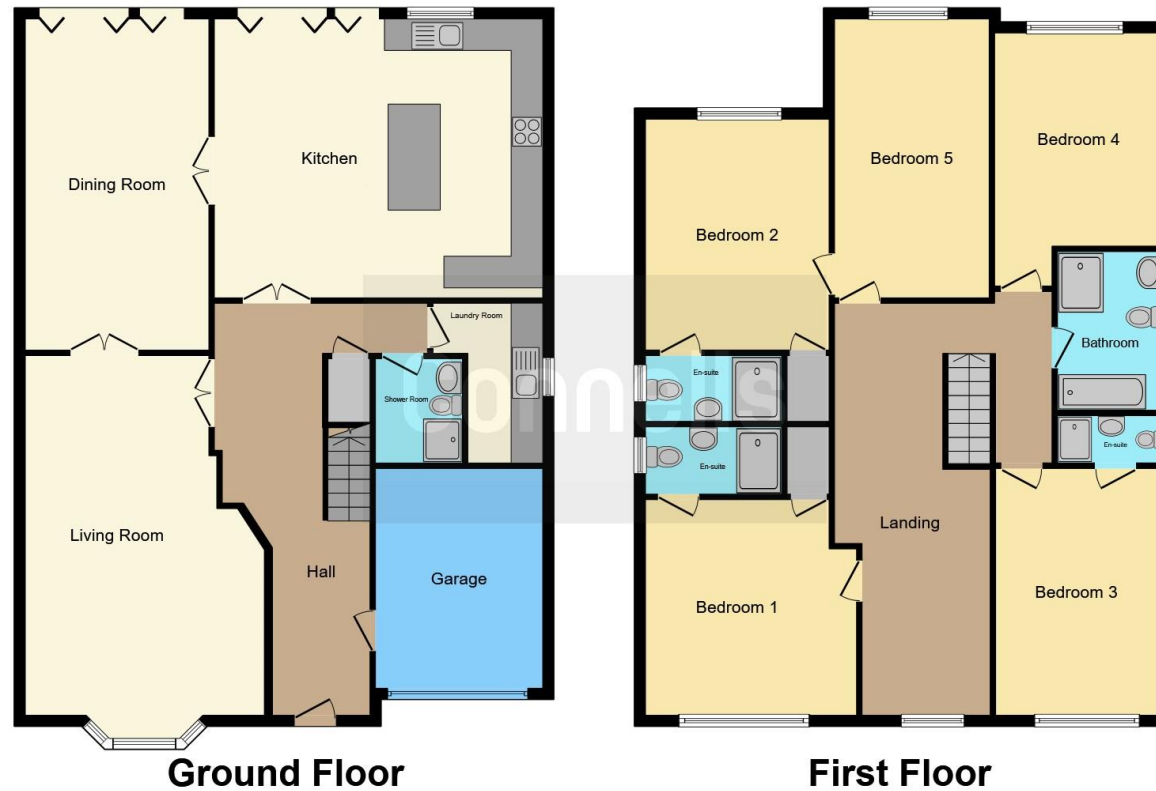












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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