



Connells

Grange Road
Erdington Birmingham



Property Description

Connells are delighted to present this development of 4 beautifully finished 5 bedroom new build homes. Each plot offers spacious family living on the ground floor with two reception rooms along with a sizeable and sociable kitchen-dining room. The kitchen-diner features a square dual aspect bay with French doors onto the patio area and garden. The kitchen is fully fitted with many integrated appliances, large centre island and Quartz worktops. A modern utility room and fully tiled guest WC completes the ground floor. The first floor is home to a substantial master bedroom with contemporary en site shower room. In addition, the first floor is home to two further bedrooms and a family bathroom with rainfall shower over. The second floor offers two sizeable double bedrooms with a shower room in between. Many rooms in this property offer dual aspect double glazed windows boosting natural light and warmth into each room. The ground floor offers underfloor heating and the upper floors are controlled with a smart thermostat. Viewing is highly recommended to appreciate all these properties have to offer. Plot 2 is identifiable by the green garage and front door, accessed via the front door and comprises:

Entrance Hall

With double glazed Oak door to the front, wall mounted alarm and thermostat, underfloor heating and doors to:

Study

8' 2" max x 10' 6" max (2.49m max x 3.20m max)

With double glazed window to the side, electrical fuse box and wall mounted

thermostat

Lounge

8' 9" max x 13' 9" max (2.67m max x 4.19m max)

With double glazed window to the front, TV and telephone points

Utility

With space and plumbing for both washing machine and tumble dryer, wall and base units with worktop over, stainless steel sink and drainer and double glazed window and door to the side providing access to the garden

Guest WC

Fully tiled suite comprising low level WC, wash hand basin with storage under, wall mounted towel rail, mirror and smart sensor lighting

Kitchen/family Room

18' 4" max x 20' 5" max (5.59m max x 6.22m max)

Fully fitted contemporary kitchen with a range of built in appliances integrated, wall and base units with Quartz worktops over, individually designed splashback tiling, 5 burner gas hob with cooker-hood over, full length fridge and freezer, electric oven, microwave and hidden multi-charge sockets fitted into the worktops. There is a centre island housing a stainless steel sunken sink, drainer, built in dishwasher and substantial storage along two sides. The kitchen is finished with soft-closing doors and feature down lighting to the cupboards and kicker boards.

The kitchen/family room offers ceiling spotlights, feature hanging light bespoke to each plot, a square bay area with double glazed windows and French doors to the garden, TV aerial and telephone points and underfloor heating.

First Floor Landing

With stairs from the ground floor and to the second floor, wall mounted smart thermostat and doors to:

Bedroom One

16' x 18' 6" max (4.88m x 5.64m max)

With two double glazed windows to the rear overlooking the garden, telephone points, two radiators and door to the en suite

En Suite

Fully tiled suite comprising walk in double shower with rainfall and handheld shower options, built in shelving space, low level WC, wash hand basin with two drawers under, feature mirror with steam barrier and lighting, sensor lighting, wall mounted radiator towel rail and double glazed window to the side

Bedroom Four

10' 10" x 10' 6" max (3.30m x 3.20m max)

With radiator and two double glazed windows to the front

Bedroom Five

7' 6" x 11' 2" (2.29m x 3.40m)

With radiator and double glazed window to the front

Family Bathroom

Fully tiled suite comprising panelled bath with mixer tap, rainfall shower and handheld

shower over, wash hand basin with two drawers under, low level WC, wall mounted radiator towel rail, built in shelving space and double glazed window to the side

Second Floor Landing

With stairs from the first floor and doors to:

Bedroom Two

16' 1" max x 10' 7" max (4.90m max x 3.23m max)

With double glazed window to the rear overlooking the garden, double glazed velux style window to the side and radiator

Bedroom Three

10' 7" max x 11' 1" max (3.23m max x 3.38m max)

With double glazed window to the front, velux style double glazed window to the side and radiator

Shower Room

Fully tiled suite comprising corner shower cubicle with rainfall and handheld shower options, wash hand basin, low level WC, wall mounted radiator towel rail and double glazed velux style window to the side

Outside

To the front of the property there is a driveway providing off-road parking for several vehicles. There is a partial garage with up-and-over door to the front housing hot water tank, CH boiler and providing storage.

To the rear is a fully enclosed garden with substantial entertaining patio area and steps down to laid-to lawn area









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

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Tenure: Freehold



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