



Hill Lane, Great Barr
Birmingham, B43 6NA

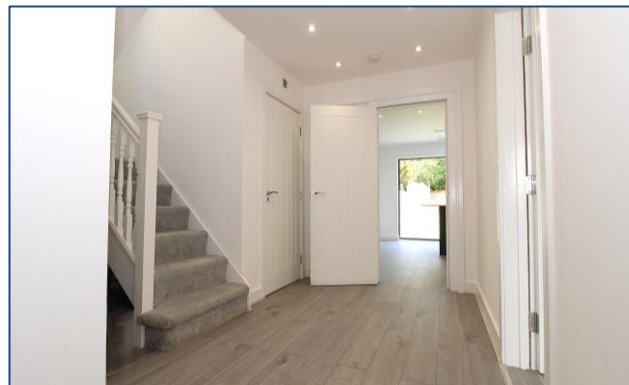
Offers in Excess of £650,000

Great Barr

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Recently constructed this deceptively spacious residence requires inspection to be fully appreciated. Offered for sale with no upward chain, this well appointed family home is arranged over three floors and boasts 7 bedrooms, two with luxury en-suite shower rooms plus a principal family bathroom. The heart of the home is the spacious open plan kitchen/breakfast/family room which has been comprehensively fitted with a contrasting range of base and wall units complimented by luxury work surfaces and quality integrated appliances. Wide bi-folding doors and lantern window allow light to flood in with a generous sized laundry/utility room and two reception rooms completing the ground floor accommodation. Ideal for a large family, this impressive home briefly comprises the following: Spacious Reception Hall with modern composite entrance door with decorative glazed insert, woodgrain Karndean style flooring flows throughout. A guest cloakroom/WC off enjoys expensive ceramic wall tiling with hand wash basin with cupboards under and concealed low level suite. Lounge/Dining Area with dual aspect windows with bay window to the front elevation and woodgrain flooring. Family Snug/Playroom with dual aspect windows to the front and side elevation. Leading from the hallway, the open plan kitchen/breakfast room enjoys a comprehensive range of base and wall units with quartz worksurfaces, breakfast bar, inset 1½ well stainless steel sink unit, five ring gas hob with glass and stainless steel oven extractor hood over, two built in ovens with warming tray and American freezer recess, integrated dishwasher, glazed china display wall cupboards, inset downlighting, wide bi-folding door to terrace. Separate Laundry/Utility Room with matching base and wall units, expensive quartz work surfaces and inset single drainer stainless steel sink unit. On the first floor, an easy tread return staircase leads to the first floor landing and five good bedrooms. The principal bedroom has two windows facing rear and complemented by a luxury en-suite shower room with superb floor and wall tiling complimented by a white suite with corner shower cubicle with rain shower head and handheld shower attachment, vanity unit with cupboards under and WC. The family bathroom is beautifully appointed and combines luxury Italian style floor and wall tiling, modern white suite with shower over bath and glazed screen plus waterfall mixer tap, vanity unit with shaped hand wash basin, WC with low level suite and inset downlighting. On the second floor, a return staircase leads to two/three further rooms, the principal with velux windows and benefitting from a potential dressing room with luxury wet room off. Outside, the property looks appealing from the kerb with decorative walling and full width block paved and gated driveway providing secure and comprehensive off street parking. The rear gardens are level with lawns and patio.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 21st March 2024

Property Specification

**NEW BUILD
 EXECUTIVE DETACHED RESIDENCE
 7 BEDROOMS
 3 BATHROOMS
 SET OVER 3 FLOORS
 DRIVEWAY PARKING**

Reception 5.76m (18'11") max x 2.76m (9'1")

WC

Utility 4.59m (15'1") x 1.97m (6'6")

Kitchen 5.04m (16'6") x 4.59m (15'1")

Reception 6.50m (21'4") max x 2.70m (8'10")

Bedroom 2 4.12m (13'6") x 2.00m (6'7")

Bathroom

Bedroom 3 3.84m (12'7") x 2.60m (8'6")

Bedroom 5 2.80m (9'2") x 2.38m (7'10")

**Bedroom/Dressing Room
 3.95m (12'11") x 3.84m (12'7")**

En-suite

Bedroom 4 3.18m (10'5") x 2.15m (7'1")

Bedroom 6 6.63m (21'9") x 3.54m (11'7")

Bedroom 7 3.58m (11'9") x 3.56m (11'8")

Viewer's Note:

Services connected: Gas, Electric Water Drainage

Council tax band: TBC

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

