

STUNNING ARCHITECT DESIGNED 4 BEDROOM DETACHED HOME, BUILT IN 2020 TO EXACTING STANDARDS AND IN TURN KEY CONDITION



**333 FORDHOUSE LANE, STIRCHLEY
BIRMINGHAM B30 3AA**

- Architect–designed property with the benefit of a building warranty expiring in 2030
- Double Garage to the rear and off road parking to the front
- 1,915 sq. ft. and highly economical with EPC rating ‘B85’
- Under floor heating on the ground floor and double glazing throughout
- Superb open plan kitchen/ dining and living area with separate lounge
- 3 good sized double bedrooms, one with ensuite, on the first floor
- Stunning master bedroom, with ensuite, on the second floor
- Westerly facing garden for the afternoon and evening sun
- Walking distance to the amenities of Stirchley and Kings Heath, and to the new Pineapple Road train station

Offers Around £475,000

One off individual modern home of excellent standard with spacious living areas arranged over three floors.

The ground floor, which benefits from underfloor heating throughout, exhibits a wonderful open plan kitchen, dining and living area with large bi-fold doors opening to the rear garden. The ground floor also benefits from a separate lounge and downstairs WC.

The first and second floors comprise 4 good sized bedrooms, 2 being ensuite plus a family bathroom

The property enjoys internal oak doors, and high quality carpets and tiling, throughout.

The exterior of the property accommodates off-road parking for multiple vehicles with a double garage at the rear and block-paved front drive. The property is approached under cedar clad canopy with spotlights. The house is deceptively spacious with all the benefits of a well established and increasingly fashionable area, with a newly built residence of superior quality.



THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY having porcelain tiled floor, stairs to first floor landing, door to small cupboard housing meters and further doors off to;

LOUNGE 14' (max into bay) x 12' 6" Double glazed square bay to front aspect, chrome ceiling spot lights with central pendant, wall mounted thermostatic heating control and 'plenty' of chrome faced sockets.

GROUND FLOOR WC consisting of close coupled WC, wall mounted vanity unit wash hand basin with tiled splash back and tiled floor.



KITCHEN, LIVING, DINING ROOM 10'6" x 7' plus 16'6" x 10'6" max(L shaped)

A super room overlooking the rear garden with double glazed window, double glazed door to side and bi fold doors.



A range of matt wall, floor, drawer and larder units with complimentary black gloss work surface with 1 and 1/2 bowl undermount sink, tiling to splash back, fitted four ring gas hob, stainless steel chimney hood over, Bosch double oven and integrated dishwasher with space for further appliances. Chrome ceiling spotlights and chrome faced sockets, cupboard housing boiler and door to cupboard housing hot water cylinder. Wall mounted thermostatic heating control and porcelain tiled floor.

FIRST FLOOR

FIRST FLOOR LANDING stairs leading to the second floor, wall mounted upright radiator and doors leading off to;



BEDROOM 1 16' 7"max x 10' 6"max a double bedroom with double glazed window overlooking the rear elevation, central heating radiator and door to;

EN SUITE SHOWER fitted with a close coupled WC, wall mounted wash hand basin and shower enclosure with chrome thermostat shower



BEDROOM 2 14' 6"max into bay x 12' 6"max a double bedroom with double glazed square bay window to front elevation and central heating radiator.



BEDROOM 3 14'3" max x 8'8" min a double bedroom with double glazed window to rear elevation and central heating radiator.



FAMILY BATHROOM obscure double glazed window to front elevation and fitted with a white suite comprising panelled bath with electric shower over and glass screen, vanity unit wash hand basin and close coupled WC. Being fully tiled and chrome ladder radiator.



SECOND FLOOR

With nook area ideal for a small study or reading area having Velux window and further double glazed window to the side and door leading in to;



MASTER BEDROOM 19' 10" x 12' 8" (max floor space with some limited head height) two Velux windows to front elevation and further double glazed window to the rear elevation, central heating radiator and door to;

EN SUITE SHOWER obscure double glazed window and being fully tiled with quadrant shower enclosure having thermostatic controlled shower, pedestal wash hand basin and close coupled WC. Fully tiled and chrome ladder radiator.



OUTSIDE

ENCLOSED REAR GARDEN with a paved patio, lawn with fencing to boundaries, gated access to both front and rear and double garage to rear.



GENERAL INFORMATION

TENURE We are informed the property is Freehold

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC Rating B85

COUNCIL TAX Band 'E' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.