



Kendrick Grove, Birmingham

Guide Price £425,000







## PROPERTY OVERVIEW

Welcome to this stunning detached five bedroom family home situated on a corner plot, offering a perfect blend of modern living and practicality with scope for extension subject to planning permission. Upon entering the property, you are greeted by a spacious entrance hallway with a convenient guest cloakroom, setting the tone for the rest of the home. The ground floor boasts a large dual aspect living room, flooded with natural light, creating a warm and inviting atmosphere for relaxing or entertaining guests. The heart of the home is the open plan kitchen/diner, featuring views of the rear garden and seamlessly connecting to a practical utility room, making every-day tasks a breeze. The first floor accommodates three generously sized bedrooms, all elegantly appointed and offering ample space for personalisation. A family bathroom and an en-suite serving the third bedroom provide convenience and luxury for the occupants. Ascending to the second floor, you will find a luxurious principal bedroom with an abundance of natural light streaming in through sky lights, creating a peaceful retreat for rest and relaxation. An additional double bedroom and a shower room complete this floor, providing flexibility for various living arrangements.





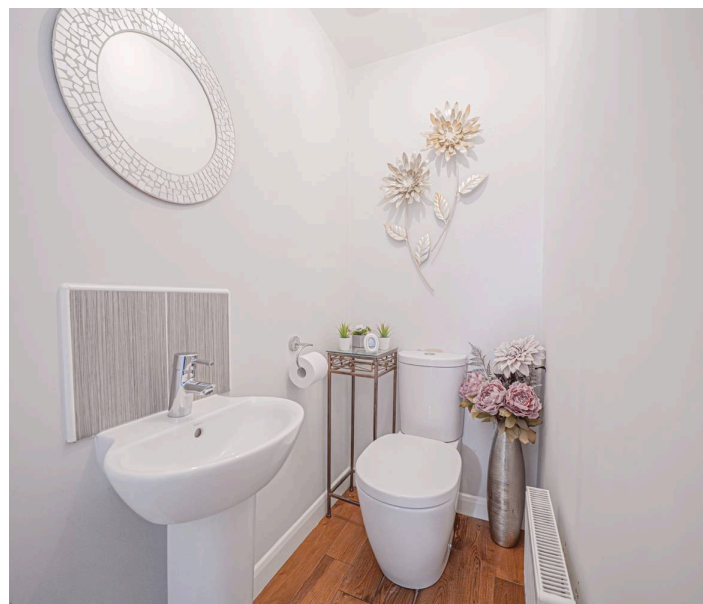
Outside, the property features a low maintenance rear garden, perfect for enjoying the outdoors in a private setting. A detached single garage with the supply for an electric vehicle charging point (charger being included is negotiable) could easily be converted into a play room / home office. The front of the property offers scope to be altered into additional parking for growing families. This exceptional property offers versatile living space set over three floors, catering to the needs of a growing family or those who appreciate ample space for work and leisure. With its prime location on a corner plot and abundance of natural light throughout, this home is sure to impress even the most discerning buyer seeking a perfect blend of comfort and style. Contact us today to arrange a viewing and experience the charm and elegance of this remarkable family home first-hand.

#### PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold







- Five Bedroom Detached Family Home
- Set Over Three Floors
- Large Dual Aspect Living Room
- Open Plan Kitchen / Diner
- Five Generously Sized Bedrooms
- Two Bathrooms & En-Suite
- Low Maintenance South-Easterly Facing Rear Garden
- Driveway & Detached Garage

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

17' 9" x 10' 9" (5.41m x 3.28m)

#### **KITCHEN/DINER**

17' 9" x 11' 3" (5.41m x 3.43m)

#### **UTILITY ROOM**

#### **FIRST FLOOR**

#### **BEDROOM THREE**

12' 5" x 10' 1" (3.78m x 3.07m)

#### **ENSUITE**

5' 9" x 4' 0" (1.75m x 1.22m)

#### **BEDROOM FOUR**

10' 11" x 9' 8" (3.33m x 2.95m)

#### **BEDROOM FIVE**

9' 0" x 8' 9" (2.74m x 2.67m)

#### **BATHROOM**

6' 6" x 5' 5" (1.98m x 1.65m)





## **SECOND FLOOR**

### **PRINCIPAL BEDROOM**

14' 8" x 13' 8" (4.47m x 4.17m)

### **BEDROOM TWO**

9' 0" x 8' 11" (2.74m x 2.72m)

### **SHOWER ROOM**

6' 3" x 5' 4" (1.91m x 1.63m)

### **TOTAL SQUARE FOOTAGE**

133.10 sq.m (1433 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

### **LOW MAINTENANCE GARDEN**

### **DETACHED SINGLE GARAGE**

### **DRIVEWAY PARKING**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets and light fittings, car charging point (fitted 2023) and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Loft space - boarded.





#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

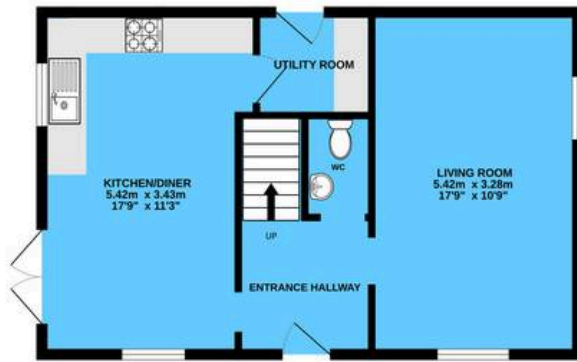
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



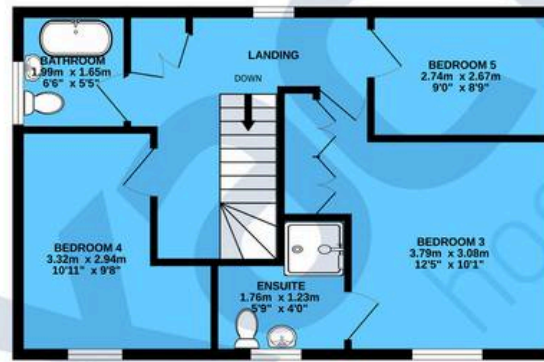




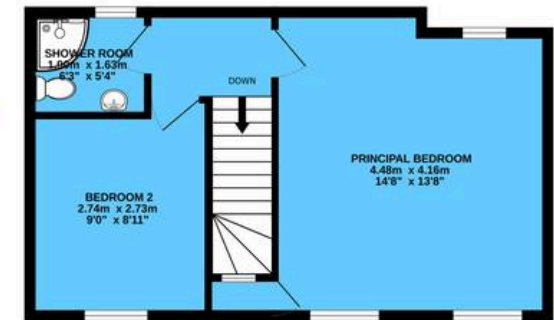
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 133.1 sq.m. (1433 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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