



28 Martineau Drive, Birmingham, B32 2AR

Offers In The Region Of £659,950

Hadleigh Estate Agents are delighted to offer this substantial five bedroom detached home for sale. Located within the ever popular Martineau Gardens the property is under 10 years old and boasts ample living accommodation.

Comprising, large driveway for multiple vehicles, along with the added benefit of a single garage. Entrance hallway leads through to an open plan lounge, dining area and modern fitted kitchen. This property further benefits from a utility area and downstairs guest WC.

On the first floor, the property boasts four double bedrooms with the master having en-suite shower room. Completing upstairs is a family bathroom and loft hatch, being partially boarded, having lights and power sockets.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold
EPC - B
Council Tax Band - D

Location



Martineau Drive is part of the Martineau Gardens development. It is readily accessible to Queen Elizabeth Medical Centre, Birmingham University and Harborne Leisure Centre, as well as Harborne High Street's excellent amenities and local shops. Access to the M5 motorway network via Hagley Road West/Junction 3. Also regular transport services to comprehensive city centre facilities.

Hallway

Offering access to lounge, kitchen and garage. Karndean vinyl flooring, ceiling light, obscure glazed front door.

Lounge



Open plan, Karndean vinyl flooring, ceiling light and spotlights. Double glazed window to front elevation and gas central heating radiator.

Kitchen Diner



Modern fitted kitchen with a range of base and wall units, Ceramic worktops, Karndean vinyl flooring, ceiling spotlights, double glazed window to rear elevation and UPVC patio doors.

Utility Room



Obscure double glazed rear door, fitted wall and base units, plumbing for utilities, Karndean vinyl flooring, gas central heating radiator and boiler.

Guest WC



Low level flush WC, hand wash basin, gas central heating radiator, obscure double glazed window to side elevation and Karndean vinyl flooring.

Garage

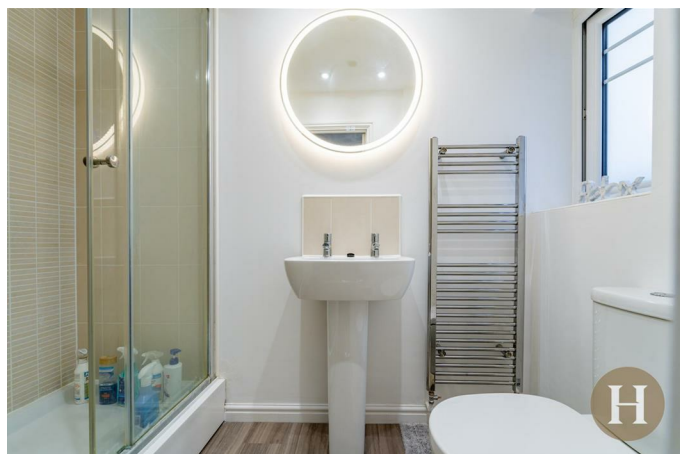
Internal access, electrics and lighting.

Master Bedroom



Carpet flooring, ceiling light point, access to master en-suite. Double glazed window to front elevation, gas central heating radiator.

En Suite



Low level flush WC, hand wash basin, shower unit, partially tiled walls, obscure double glazed window to front elevation and Bluetooth speakers.

Bedroom 2



Carpet flooring, double glazed window to front elevation. Gas central heating radiator, ceiling light point and storage cupboard.

Bedroom 3



Carpet flooring, ceiling light point, double glazed window to rear elevation and gas central heating radiator.

Bedroom 4



Carpet flooring, ceiling light point, double glazed window to rear elevation and gas central heating radiator.

Bedroom 5

Carpet flooring, ceiling light point, double glazed window to rear elevation and gas central heating radiator.

Bathroom



Partially tiled walls, obscure double glazed window to side elevation. Low level flush WC, hand wash basin, towel radiator and shower over bath.

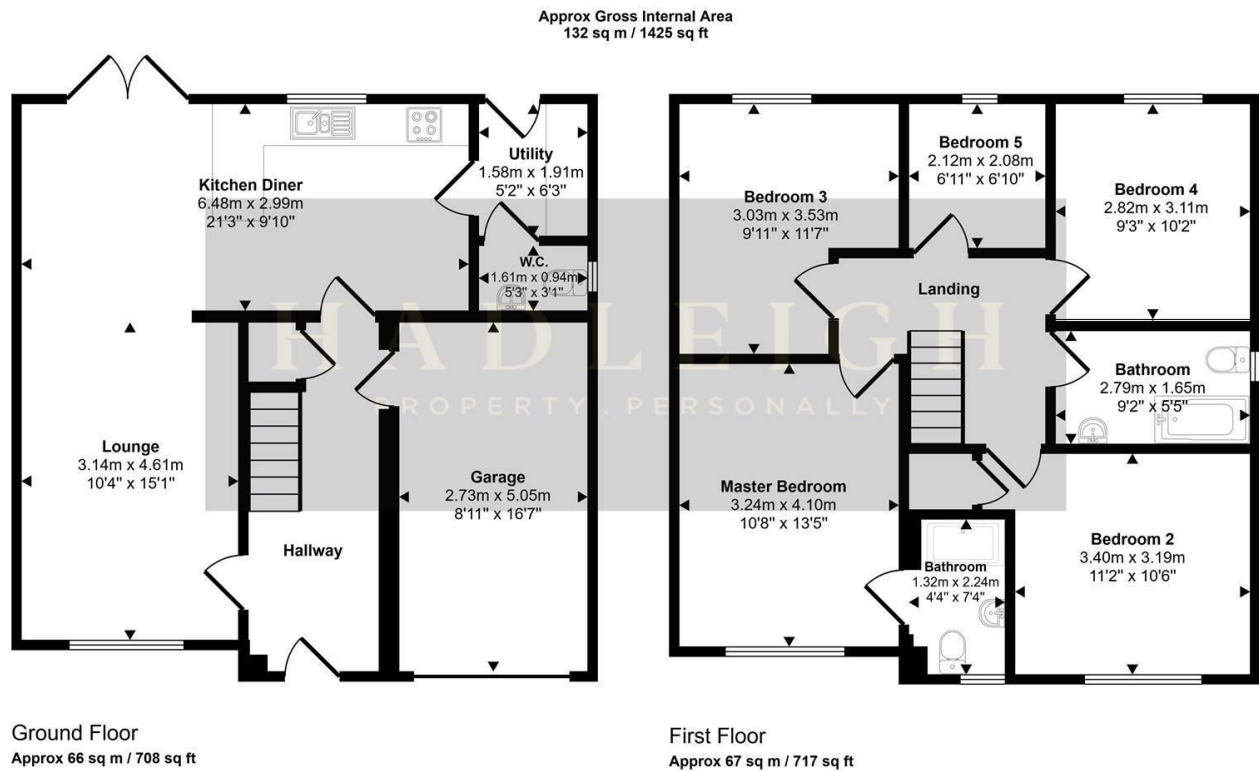
Garden



Slabbed patio area, lawn and fenced boundaries. Also offering side access.

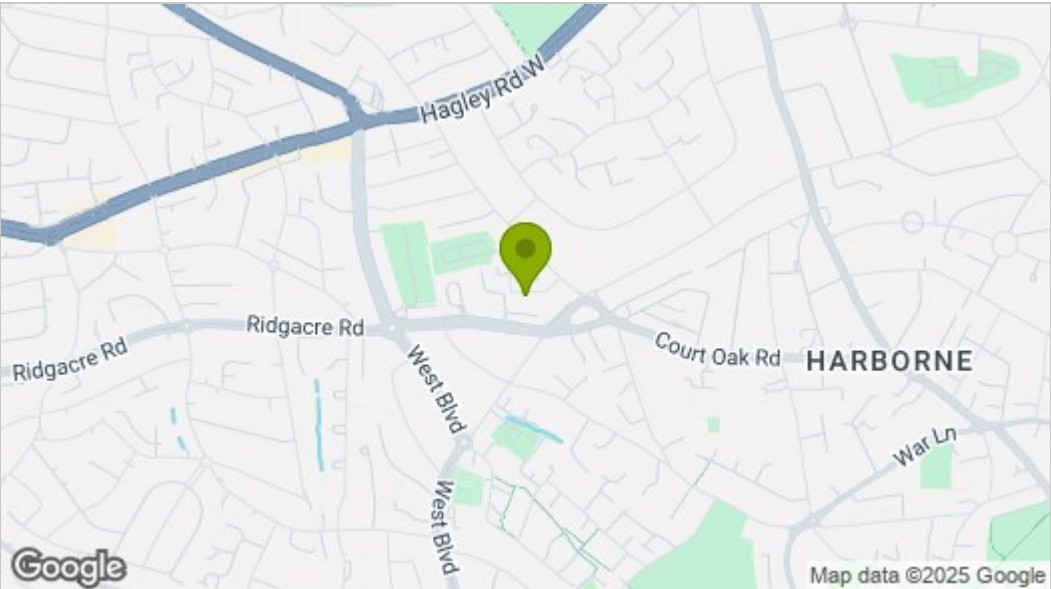
We have been advised that the council tax band is D and the property will be freehold upon completion.

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

