



Paradise Lane  
BIRMINGHAM



# Paradise Lane BIRMINGHAM B28 0DY

for sale offers in the region of  
**£940,000**



## Property Description

Presenting a rare opportunity to acquire this stunning six-bedroom detached property set over 1/3 of an acre, perfectly designed for modern living with excellent transport links to Birmingham City Centre, just a few minutes walk to Yardley Wood train station. This exquisite home features two spacious reception rooms and a contemporary kitchen diner, ideal for entertaining. A utility room with a convenient laundry chute adds practicality. Four of the generously sized bedrooms boast en suite bathrooms, ensuring privacy and comfort. Additionally, a separate annex with a toilet offers versatile living space. The expansive rear garden includes a charming garden room, perfect for relaxation. Eco-friendly solar panels complete this exceptional property. Don't miss your chance to make this dream home yours!

## Approach

Block paved driveway, iron gates, tarmac driveway, outside tap, electric car charging point, laid to lawn, rockery area, shrubs and bushes.

## Entrance Hallway

Double glazed door to front elevation, two central heating radiators, integrated shoe cupboard, solid wood parquet flooring and all doors off to:

## Guest W.C

Double glazed bay window to front elevation, double glazed window to side elevation, wash hand basin, two central heating radiator, tiling to splash prone areas, solid wood parquet flooring and door through to W.C.

## Reception Room One

18' 9" x 17' 5" into bay ( 5.71m x 5.31m into bay )  
Double glazed French doors with windows either side to rear elevation with shutter blinds, inset gas fire with surround and double glazed windows either side and two central heating radiators.

## Reception Room Two

17' 10" x 18' 3" into recess and bay ( 5.44m x 5.56m into recess and bay )  
Double glazed double doors to rear elevation, double glazed windows either side, solid wood flooring and central heating radiator.

## Kitchen/ Diner

.24' 3" x 15' 9" ( 7.39m x 4.80m )  
L shaped room. Double glazed window to front elevation, double glazed sliding doors, a range of modern wall and base units with quartz work surface over incorporating a sink with drainer unit, tiling to splash prone areas, space for appliances, tiled flooring, central heating radiator and spotlights.

## Utility Area

12' 3" x 5' 10" ( 3.73m x 1.78m )  
Double glazed window to side elevation, sink and drainer unit, solar panel board, space for appliances and central heating boiler.

## Landing

Central heating radiator, spotlights and all doors off to:

## Bathroom

Double glazed window to front elevation, his and hers wash hand basins with vanity unit, jacuzzi bath with hand held shower, walk in shower with sliding doors, heated towel rail, tiling to walls and floor and laundry chute.

## Bedroom Five

10' 8" x 10' 5" ( 3.25m x 3.17m )  
Double glazed windows to rear and side elevations with shutter blinds, central heating radiator and high gloss fitted wardrobes.

## W.C

Double glazed window to rear elevation, W.C, wash hand basin, spotlights and tiling to walls and floor.

## Bedroom Six

8' 9" x 10' 7" ( 2.67m x 3.23m )

Double glazed bay window to front elevation, a range of fitted storage units, fitted desk, spotlights, shutter blinds, book shelf and wardrobes.

## Bedroom Four

11' 5" x 10' 5" ( 3.48m x 3.17m )

Double glazed window to rear elevation, spotlights, central heating radiator, built in wardrobes and door to:

## En-Suite

Wash hand basin with vanity unit, W.C, walk in shower, spotlights, heated towel rail, extractor and tiling to walls and floor.

## Bedroom Three

12' 9" plus wardrobes x 12' 10" ( 3.89m plus wardrobes x 3.91m )

Double glazed window to rear elevation, spotlights, built in high gloss wardrobes, central heating radiator and door to:

## En-Suite

Double glazed half bay window to side elevation, wash hand basin, W.C, spotlights, extractor, walk in shower and tiling to walls and floor.

## Bedroom Two

10' 8" x 12' 9" plus wardrobes ( 3.25m x 3.89m plus wardrobes )

Double glazed window to side elevation, spotlights, central heating radiator, built in wardrobes and door to:

## En-Suite

Double glazed half bay window to side elevation, wash hand basin, W.C, walk in shower, extractor, spotlights and tiling to walls and floor.

## Second Floor Landing

Doors off to:

## Bedroom One

14' 2" x 28' 2" restricted head height. ( 4.32m x 8.59m restricted head height. )

Eight double glazed skylights with integrated blinds, spotlights, two central heating radiators and door to:

## En-Suite

Two double glazed skylights, spotlights, extractor, his and hers wash hand basins, W.C, heated towel rail, central heating radiator, walk in power shower with sliding doors, freestanding bath with hand held shower and door to:

## Walk In Wardrobe

Spotlights, rails, eaves storage and central heating radiator.

## Rear Garden

Decked patio, laid to lawn, side access either side of the property, outside sockets, iron gate, outside lighting, outside tap, solar panels and access to annex.

## Annex

19' 9" x 17' 9" ( 6.02m x 5.41m )

Double glazed front door and windows either side, power and lighting and door to:

## W.C

Double glazed window to rear elevation, W.C, wash hand basin and electric heater.

## Hallway

Double glazed door to side elevation, built in shelving, loft access and door to:

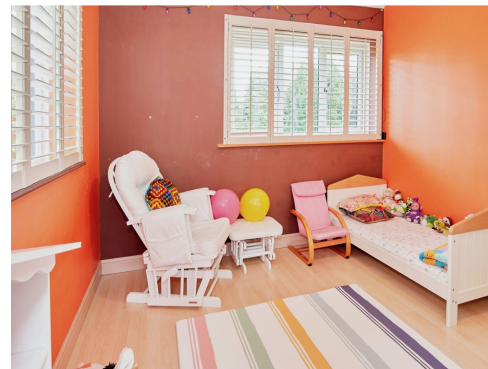
## Office

Double glazed window to side and rear elevation, sockets and lighting.

## Outbuilding Room One

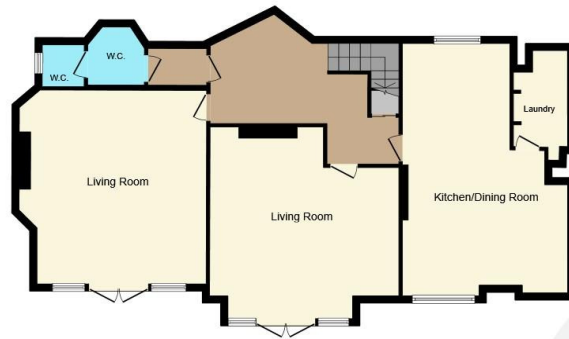
15' 5" x 14' 10" ( 4.70m x 4.52m )

Accessed via wooden double doors, sockets and door through to:





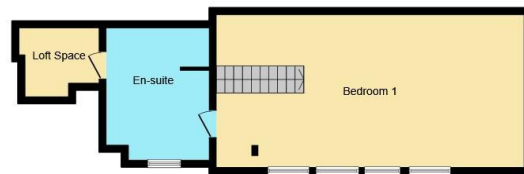




**Ground Floor**



**First Floor**



**Second Floor**

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