



Ingestre Road, BIRMINGHAM





## Property Description

This exquisite four-bedroom semi-detached home features two spacious reception rooms, a downstairs guest WC, well-appointed open-plan kitchen diner, and practical utility room that also leads into a storage room downstairs while upstairs in this family home you will find three double bedrooms and an inviting four-piece family bathroom before reaching the master bedroom located on the upper floor.

The rear garden is a delight with laid lawn that leads to a double garage that benefits from excellent side access and is surround by trees and shrubbery to its surrounding boarders.

The front of the property features a paved driveway with comfortable access for two family sized vehicles.

The property is also surround by excellent local amenities and superb transport links to Birmingham and Solihull and present the ideal opportunity for a growing family.

## Entrance Porch

Door to front elevation and central heating radiator.

## Entrance Hallway

Access to guest w.c, central heating radiator and under stairs storage cupboard.

## Lounge

15' 8" to bay x 12' 1" to recess ( 4.78m to bay x 3.68m to recess )

Double glazed bay window to front elevation, central heating radiator and fire place.

## Reception Room

16' 10" max x 11' 3" into recess ( 5.13m max x 3.43m into recess )

Double glazed window to rear elevation and central heating radiator.

## Kitchen

14' 6" plus recess x 15' 3" plus recess ( 4.42m plus recess x 4.65m plus recess )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator and integrated extractor.

## Utility Room

7' 3" max x 10' 3" max ( 2.21m max x 3.12m max )

Double glazed obscure window to side elevation, central heating radiator, central heating boiler and sink with drainer unit,



## Landing

Double glazed window to side elevation.

## Bedroom One

15' 7" into bay x 11' 3" into recess ( 4.75m into bay x 3.43m into recess )

Double glazed bay window to front elevation with shutter blinds, central heating radiator and fire place.

## Bedroom Two

12' 5" plus recess x 11' 3" plus eaves ( 3.78m plus recess x 3.43m plus eaves )

Double glazed window to front elevation, central heating radiator and storage.

## Bedroom Three

10' 6" into recess x 11' 3" max ( 3.20m into recess x 3.43m max )

Double glazed window to rear elevation, storage cupboard and central heating radiator.

## Bedroom Four

11' 9" to eaves x 16' 10" max ( 3.58m to eaves x 5.13m max )

Windows to rear and side elevations, central heating radiator.

## Bathroom

Double glazed obscure windows to side and rear elevations, W.C, wash hand basin, corner shower and freestanding bath.

## Garage

18' 3" max x 15' 6" max ( 5.56m max x 4.72m max )

Roller shutter door to front elevation, velux window and access to service road at rear.

## Outbuilding

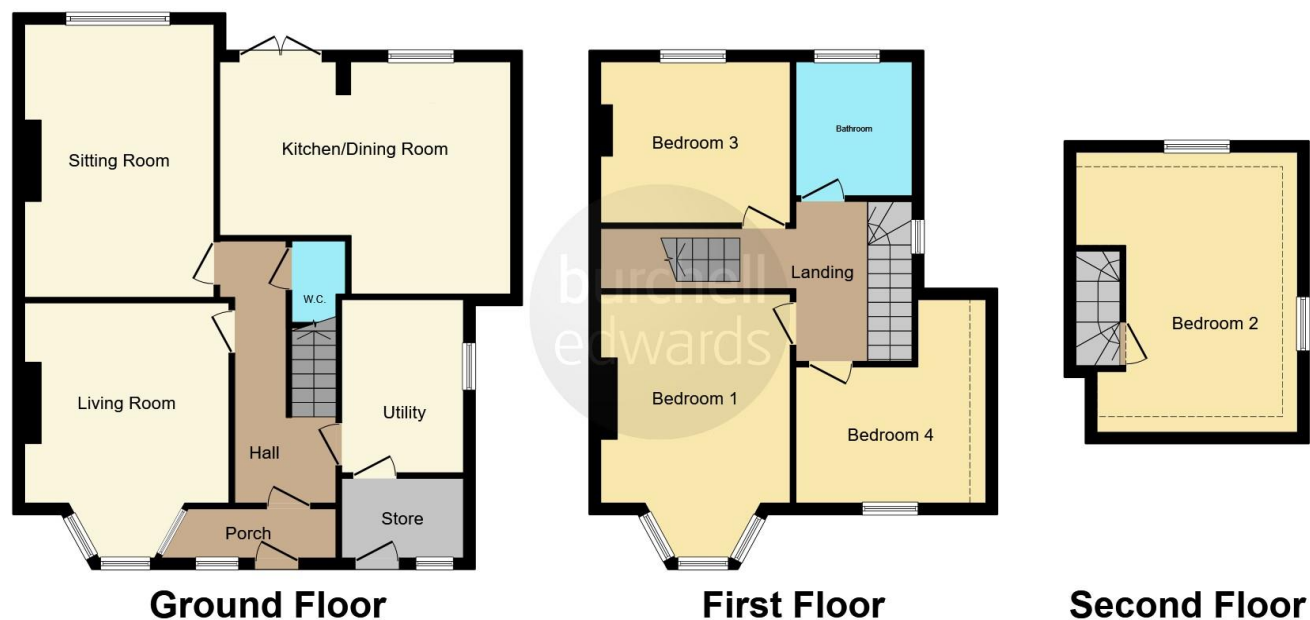
8' 8" x 6' 7" ( 2.64m x 2.01m )

Timber structure with door to garden.









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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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