



Vernon Road

Edgbaston, Birmingham, B16 9SH

Offers In The Region Of £595,000



- Immaculately Designed Modern Four Bedroom Property
- Four Double Bedrooms with Built-in Wardrobes
- Off Street Parking for Two Cars
- No Upward Chain
- Highly Desirable Edgbaston Location
- High Specification Fixtures and Fittings Throughout the Property
- Four Bathrooms and Open-Plan Kitchen Living
- EPC Rating - C

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A superbly presented and deceptively spacious modern residence situated in this fantastic location in Edgbaston on the outskirts of Birmingham City Centre. This large semi-detached family home is set over three floors, providing four generous double bedrooms, including three en-suites, with luxurious accommodation throughout and the additional benefit of off street parking. Being Sold with No Upward Chain.

The property provides a driveway to the front and steps leading up to the property entrance, it is fully double glazed with gas central heating. The internal accommodation comprises entrance porch that leads into a welcoming front reception room. An inner hallway provides the staircase to the first floor and includes a cloakroom and separate utility room. To the rear of the property is a large open-plan kitchen-dining room, with plenty of space for dining and living room furniture alongside a fully integrated kitchen. The kitchen area comprises wall and base level units with Quartz worktops and matching up-stand including a breakfast bar area, the kitchen also includes 'Rangemaster' oven and hob with extractor fan above, integrated dishwasher and space for fridge-freezer. Patio doors lead off the living dining area to the superbly maintained and secluded rear garden, complete with patio and lawn areas and a fence boundary.

Across the first and second floor is four large double bedrooms, three of them complete with partly tiled en-suite shower rooms and there is an additional study room occupying the first floor. An additional bathroom suite is situated on the second floor.

This fantastic modern built property is perfectly positioned within a popular Edgbaston neighborhood in close proximity to the Hagley Road, providing easy access directly into Birmingham City Centre and the local motorway networks in either direction. It is also ideally positioned for its convenient access to both the Queen Elizabeth Medical Complex and City Hospitals, with the nearby Edgbaston and Harborne villages renowned for their range of high-end retail and independent stores along with several award-winning eateries all in close proximity. There is also an excellent range of schooling options at primary, secondary and prep school level with Chad Vale primary, Lordswood High school, St Pauls Girls school all in close proximity alongside several private schooling options.

Approach and Property Frontage

With tarmac driveway for two cars and stair access leading to frontage with dwarf wall surround.

Entrance Porch

A welcoming entrance porch with panel radiator, telephone point and coat storage with door leading to

Front Reception Room

17'6" x 16'0" into bay (5.33m x 4.88m into bay)

With a double glazed bay window to front and secondary double glazed window to side, feature fireplace with gas fire inset, two panel radiators and TV and telephone points.

Cloakroom

Partly tiled comprising low level WC, pedestal wash hand basin, panel radiator and extractor fan.

Utility Room

6'9" x 3'2" (2.06 x 0.97)

With a double glazed window to side elevation and comprising work surfaces, wall mounted storage units, space and plumbing for washing machine and tumble dryer and houses the 'Worcester Bosch' central heating boiler, with extractor fan and panel radiator.

Open-Plan Kitchen Dining Room

26'3" Max x 17'5" Max (8.00 Max x 5.31 Max)

An impressive open-plan space including a fully fitted kitchen, perfect for entertaining family and guests.

Dining/Living Area

Comprising double glazed patio door to rear garden, telephone point, built-in under stairs storage space, TV and telephone points and panel radiator.

Kitchen Area

A fully fitted kitchen with three dual aspect double glazed windows to the rear and side elevation, comprising wall and base units, granite work surfaces complete with breakfast bar area, stainless steel sink, Rangemaster electric cooker with 5 ring induction hob and extraction unit above, space for fridge freezer, integrated 'Siemens' dishwasher and a panel radiator.

Bedroom One

14'5" x 13'2" Max (4.39 x 4.01 Max)

With two double glazed windows to rear elevation, two panel radiators, built-in wardrobes, TV point and door to en-suite.

En-Suite

A partly tiled en-suite with double glazed window to side elevation comprising WC, pedestal wash hand basin, walk-in shower cubicle, chrome heated towel rail, built-in mirrored storage unit with consumer shaving point and extractor fan.

Bedroom Two

17'5" x 10'0" (5.31m x 3.05m)

With two double glazed front facing windows, two panel radiators, built in wardrobes and door to en-suite.

En-Suite

A partly tiled en-suite with double glazed obscure window to side elevation comprising WC, pedestal wash hand basin, walk-in shower cubicle, chrome heated towel rail, mirrored storage unit with consumer shaving point and extractor fan.

Study

10'3" x 6'5" (3.12 x 1.96)

With a double glazed window to side elevation, perfect for use as a study room or ideal storage space.

Bedroom Three

16'8" Max x 13'1" (5.08 Max x 3.99)

With double glazed 'Velux' skylights to rear elevation, built-in wardrobes and drawers, panel radiator, TV point and door to en-suite.

En-Suite

A partly tiled en-suite with WC, pedestal wash hand basin, walk-in shower cubicle, chrome heated towel rail, mirrored storage unit with consumer shaving point and extractor fan.

Bedroom Four

17'6" x 13'5" (5.33 x 4.09)

With a double glazed window to front elevation and 'velux' skylight, fitted wardrobes, panel radiator and TV point.

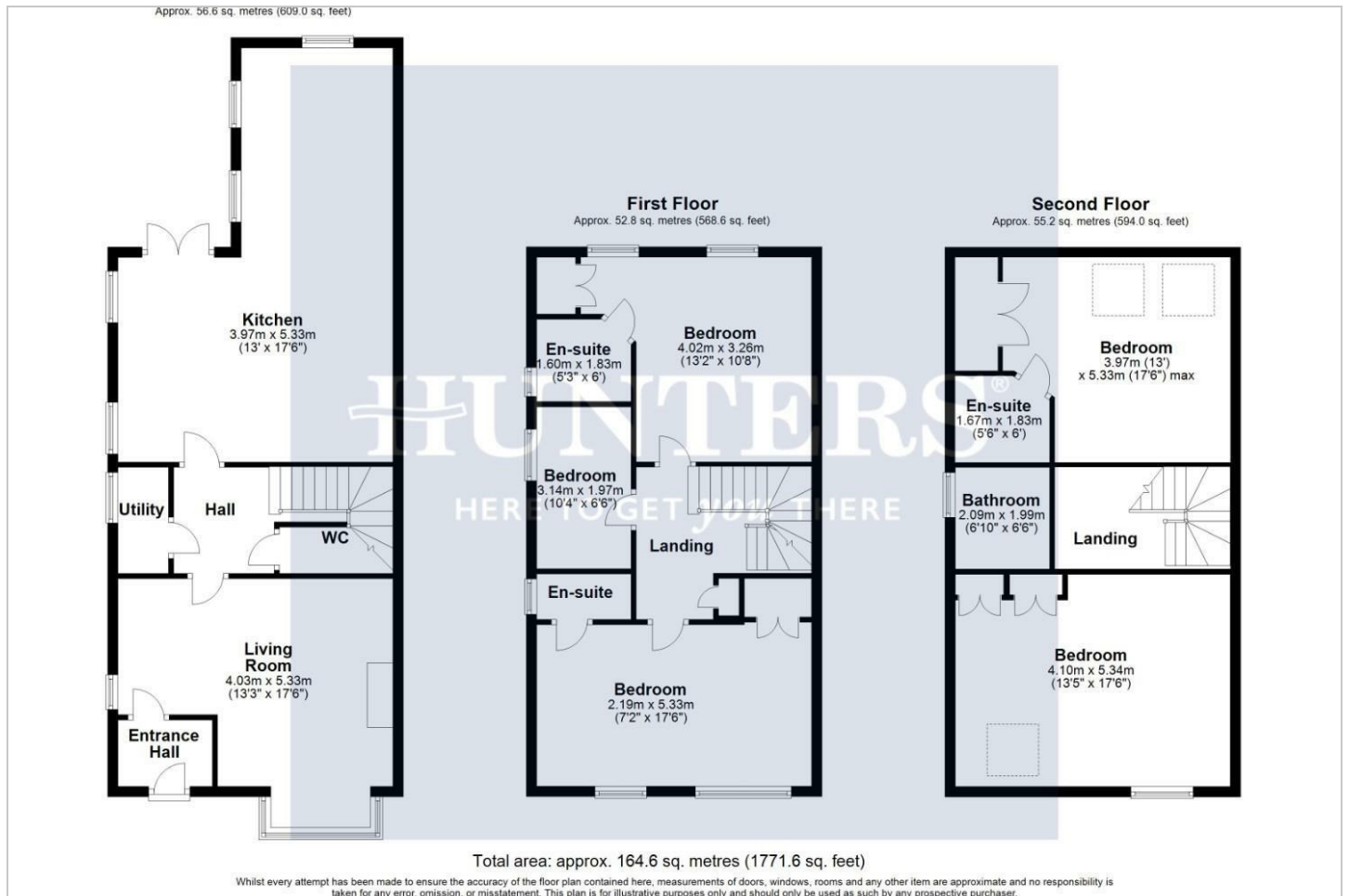
Bathroom

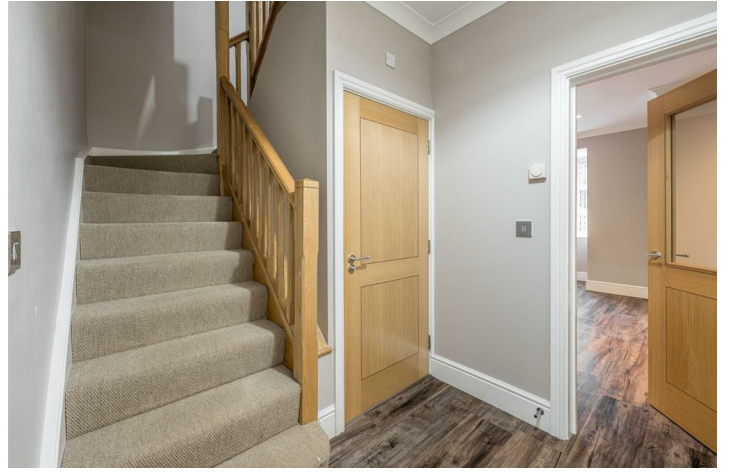
A partly tiled bathroom with double glazed window to side elevation comprising WC, pedestal wash hand basin, Bath with mixer taps and shower above, chrome heated towel rail, mirrored storage unit with consumer shaving point and extractor.

Rear Garden

A patio area to side and rear of property leading to large lawn space, with a small flowerbed and fence surround with rear gate access.

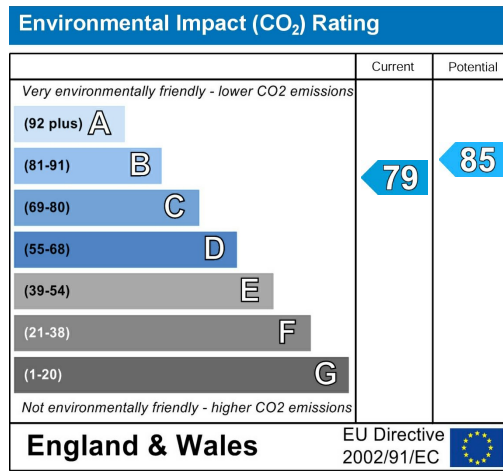
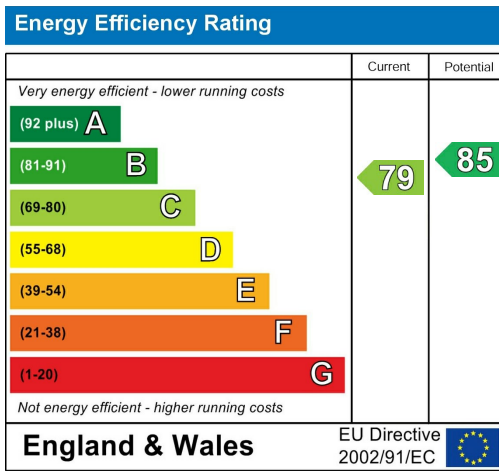
Floorplan







Energy Efficiency Graph

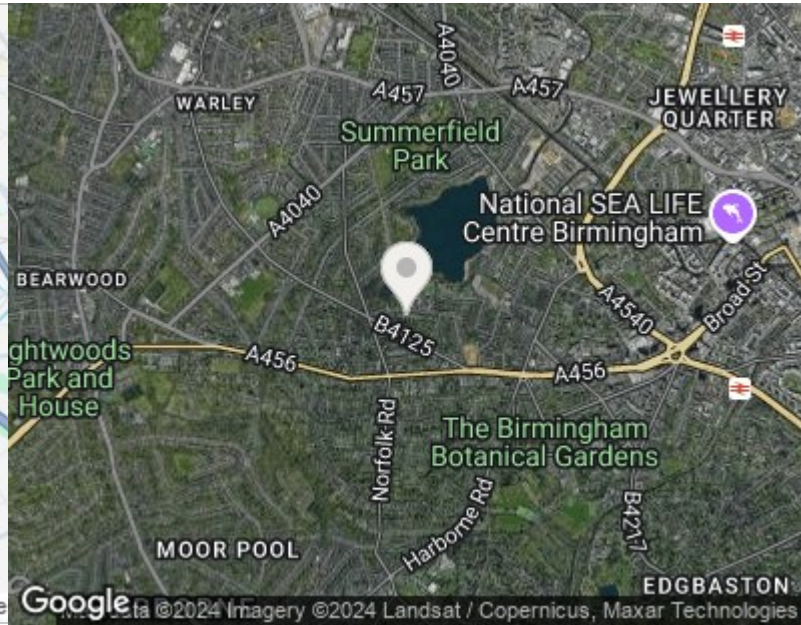
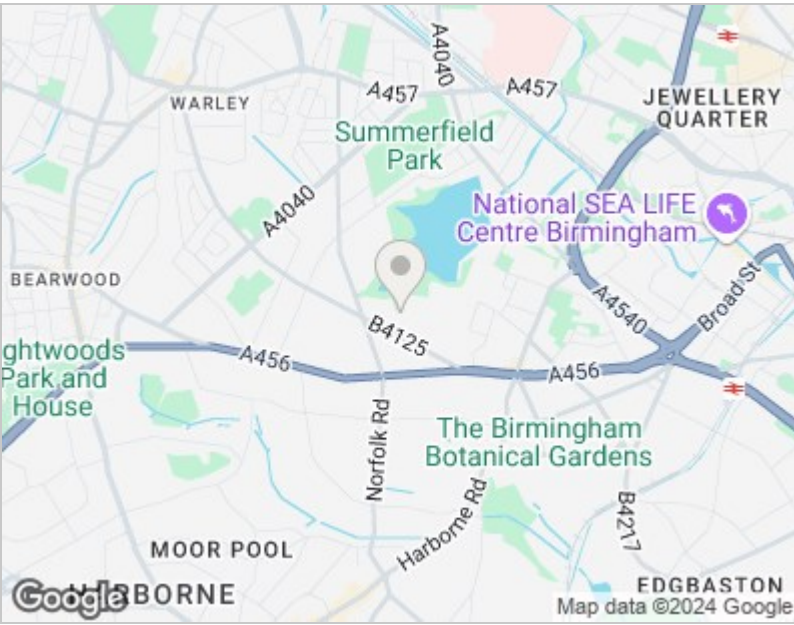


Viewing

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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