



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 - B

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An immaculate and extremely spacious semi-detached modern family home situated in this prime location in Edgbaston. This executive 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. Internal Bi-folding doors open out to a large conservatory which leads out to the superbly maintained rear garden, complete with patio and lawn areas and 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.

Property Frontage and Approach

With tarmac driveway and stair access leading to frontage.

Entrance Porch

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

Front Reception Room

17'5" Max x 15'11" into Bay (5.31 Max x 4.85 into Bay)
With a double glazed bay window to front, feature fireplace with gas fire, two panel radiators and TV and telephone points.

Cloakroom

Comprising WC, wash hand basin, panel radiator and extractor fan.

Utility Room

Comprising work surfaces and wall mounted storage units, with space and plumbing for washing machine and tumble dryer, extractor fan and panel radiator.

Open-Plan Kitchen Dining Room

26'3" Max x 17'4" Max (8.00 Max x 5.28 Max)
An impressive open plan space for large dining table and chairs and a fully fitted kitchen.

Dining Area

Comprising double glazed patio door to rear garden, telephone point, built in storage space and panel radiator.

Kitchen Area

A fully fitted kitchen with wall and base units and three double glazed windows to rear and side of property. Comprising granite work surfaces complete with breakfast bar area, stainless steel sink, "Rangemaster" electric cooker with 5 ring induction hob and extraction unit above, Integrated 'Siemens' fridge freezer, 'Siemens' dishwasher and housing central heating Worcester Boiler with a panel radiator.

Bedroom One

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

With two double glazed windows to rear, two panel radiators, built in wardrobes and door to En-Suite.

En-Suite

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

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 WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, built-in mirrored storage unit with consumer shaving point and extractor.

Study

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

Space for Study area or ideal storage space.

Bedroom Three

15'3" Max x 13'2" (4.65 Max x 4.01)

With a double glazed window to rear, built-in wardrobe, TV point and door to en-suite.

En-Suite

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

Bedroom Four

17'5" x 13'4" Max (5.31 x 4.06 Max)

With a double glazed window to front and 'velux' skylight, built-in wardrobes, panel radiator and TV point.

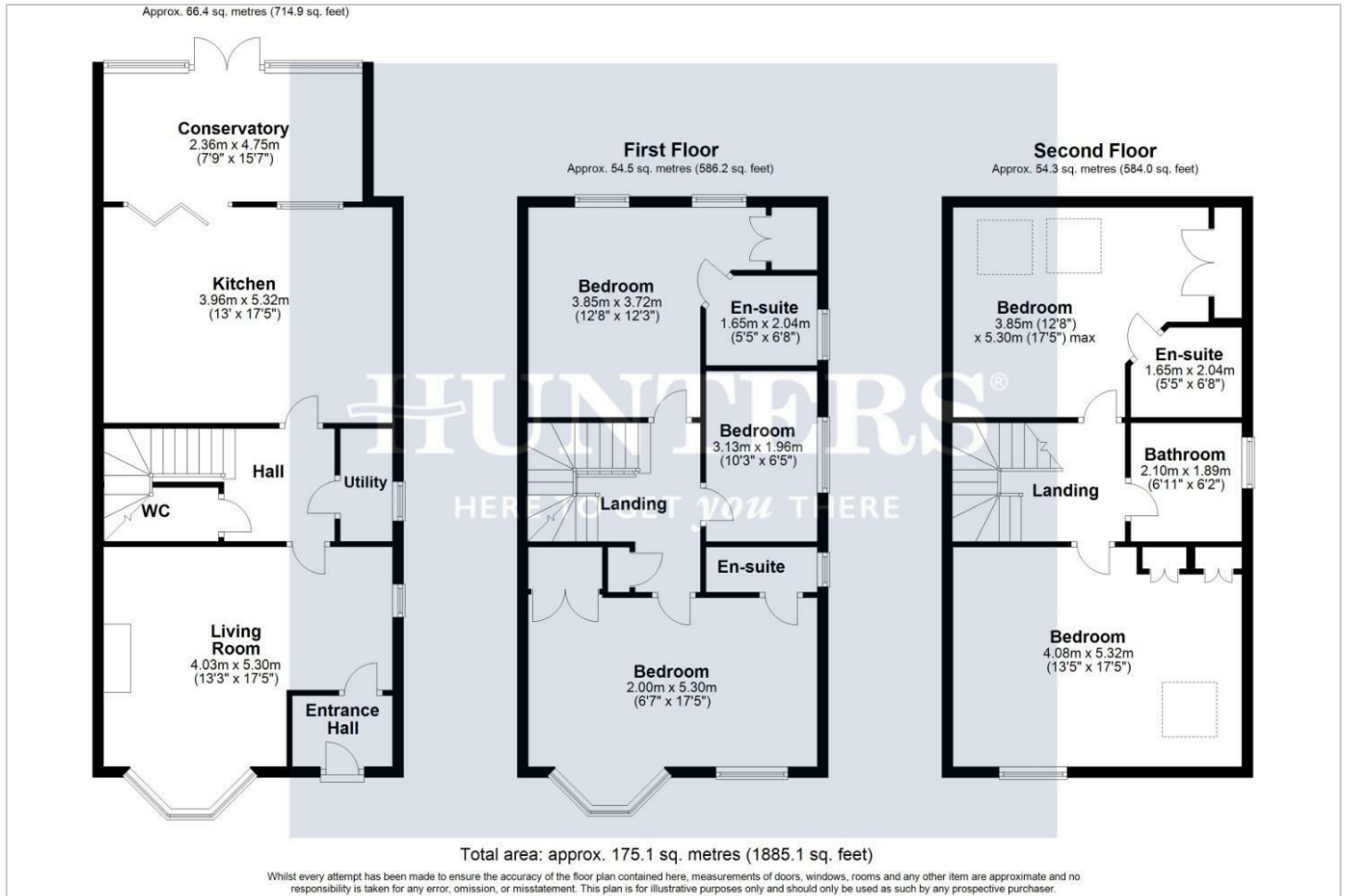
Family Bathroom

A partly tiled Bathroom with WC, pedestal wash hand basin, Bath with mixer taps and shower above, chrome heated towel rail, built in mirrored storage unit with consumer shaving point and extractor.

Rear Garden

A patio area to side and rear of property leading to large lawn area.

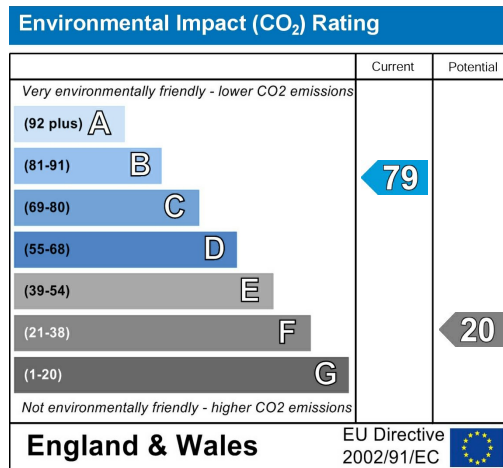
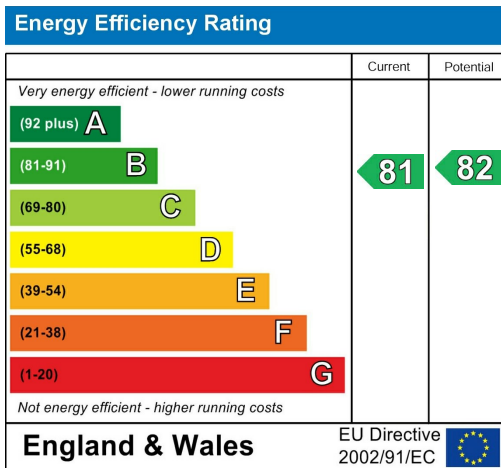
Floorplan







Energy Efficiency Graph

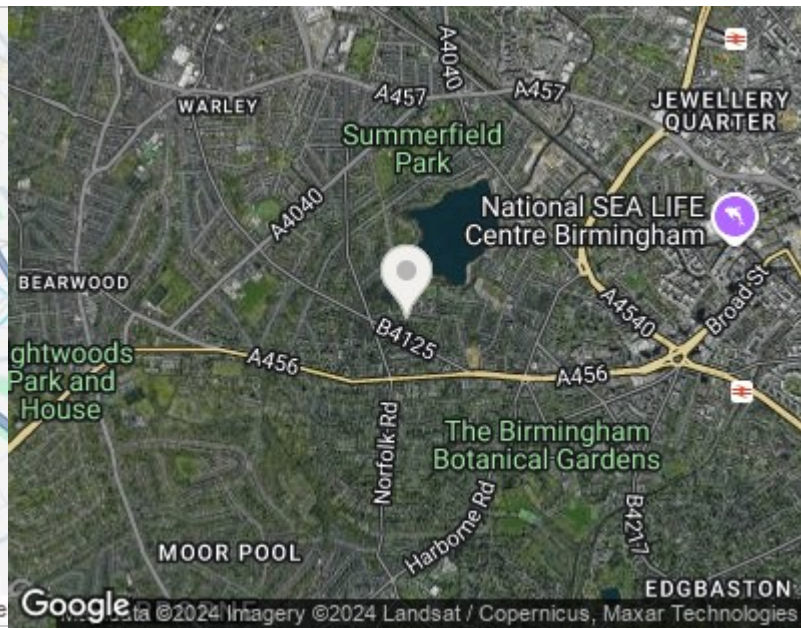
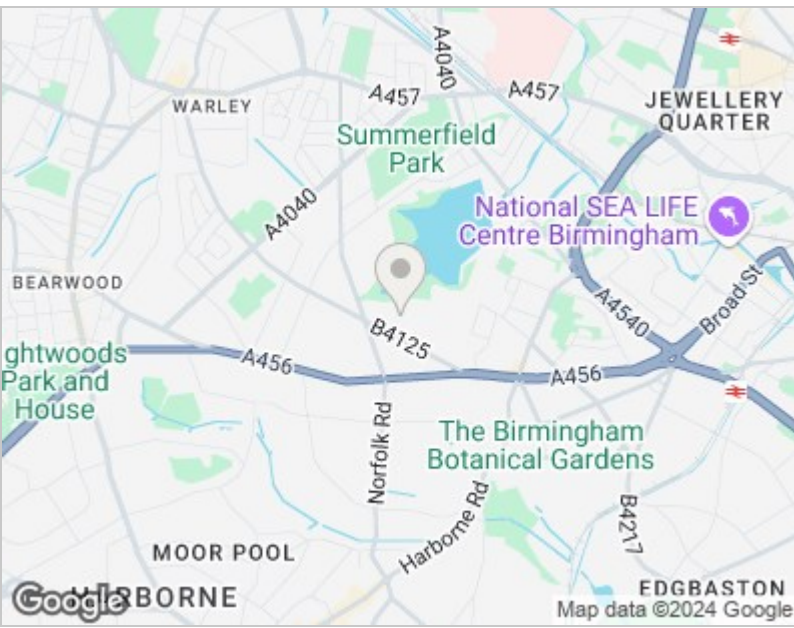


Viewing

Please contact our Hunters Harborne 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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