



1 Forder Grove

Birmingham, B14 5JN

Andrew Grant

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5 Bedrooms 1 Bathrooms 3 Reception Rooms

An extensively redeveloped and substantially extended five bedroom family home offering versatile accommodation, gated gardens and parking for five vehicles.

- Completely stripped back and comprehensively reconstructed, the home features renewed joists, timber floors, insulated internal walls, services, staircase and a substantial double storey extension.
- Open plan ground floor accommodation brings together a spacious living room, dining room and kitchen with breakfast space, complemented by a separate cloakroom, utility and direct garden access.
- Five first floor bedrooms provide excellent flexibility for family life, guests and home working, comprising three double bedrooms and two well proportioned single bedrooms.
- Securely enclosed gardens feature artificial lawns, paved seating areas, established boundary treatments, substantial gates and an extensive lighting scheme covering the front, side and rear.
- Generous off road parking accommodates three vehicles at the front and two along the gated side driveway, which may offer garage potential subject to the necessary consents.
- Situated within an established Birmingham residential area, the home is conveniently placed for local amenities, schools and transport connections serving the surrounding districts and city centre.

1204.4 sq ft (111.9 sq m)





The kitchen and breakfast room

Forming a practical hub for everyday family life, the kitchen provides extensive preparation space alongside an area for informal dining. A broad bay window is complemented by further rear glazing and bi-fold doors opening directly onto the garden. The arrangement connects openly with the adjoining dining room, creating a sociable sequence of spaces suited to cooking, dining and entertaining.



The dining room

Designed to accommodate both family meals and larger gatherings, the dining room occupies the centre of the open plan ground floor. Decorative wall panelling creates a defined focal point, while the broad proportions allow separate dining and additional seating areas. Open connections with the kitchen and living room establish an easy flow across the principal accommodation, with the utility and ground floor WC positioned beyond.

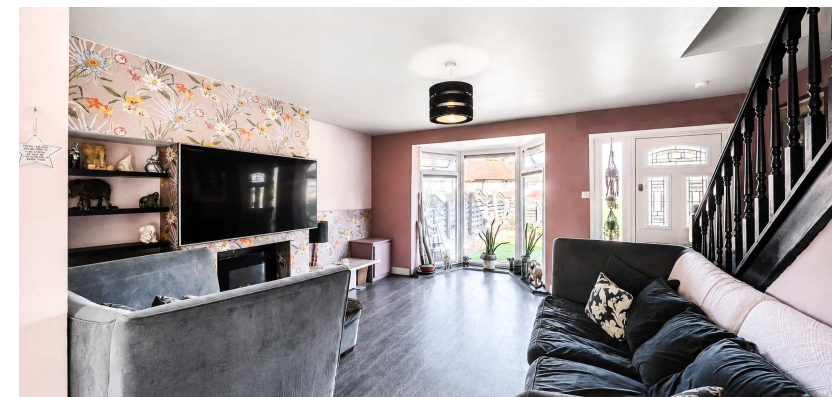






The living room

Providing a generous setting for relaxation and entertaining, the living room extends across the front portion of the home. A substantial bay window forms an attractive architectural feature, while the replacement staircase provides a wider approach to the first floor. Its open connection with the dining room allows the principal reception areas to function individually or together, creating considerable flexibility for family life.







The utility

Supporting the principal kitchen, the utility provides a dedicated area for laundry and additional household tasks. A rooflight and rear window accompany a sink and useful work surfaces, while an external door gives direct access to the rear garden. Its position beside the ground floor WC and dining room keeps practical facilities conveniently separated from the main cooking and reception areas.



The primary bedroom

Offering comfortable double bedroom proportions, the primary bedroom provides a restful space within the first floor accommodation. A wide bay window spans much of the external wall, with the room's shape allowing ample circulation and flexible placement of freestanding storage.



The second bedroom

Generously proportioned as a double bedroom, the second bedroom extends towards a front facing bay window. The layout provides flexibility for sleeping, dressing and additional freestanding furniture without compromising circulation.



The third bedroom

Well suited to use as a further double bedroom, the third bedroom offers balanced proportions and a straightforward layout. A broad window provides an outlook from the rear and its generous dimensions make it equally practical for family members, guests or adaptable home working requirements.



The fourth and fifth bedrooms

Completing the first floor accommodation, the fourth and fifth bedrooms provide two versatile rooms. Each has sufficient space for sleeping and freestanding storage, while their arrangement supports a range of uses, allowing the rooms to serve younger family members, guests, private studies or hobby spaces as household requirements change.



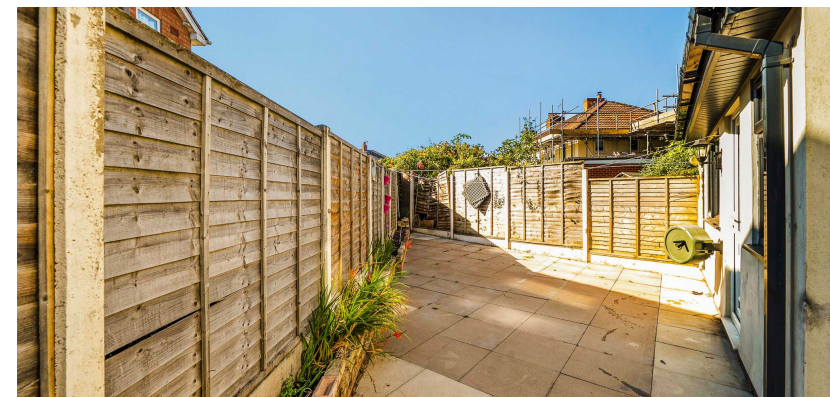
The bathroom

Serving all five bedrooms, the first floor bathroom is arranged to make efficient use of its central position. A panelled bath with glazed shower screen and wall mounted shower is accompanied by a wash basin and WC. Contrasting tiled areas define the bathing space, while a Velux window positioned above introduces an additional architectural feature and ventilation opportunity.



The rear garden

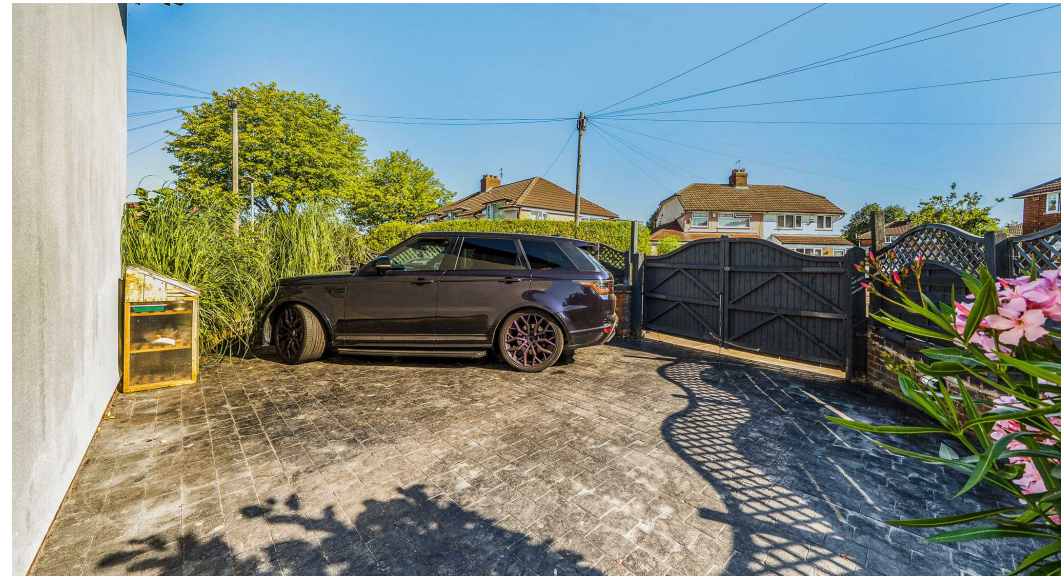
Created for straightforward enjoyment and minimal upkeep, the enclosed rear garden offers a generous paved area for outdoor seating and recreation. Brick walls, timber fencing defines the boundaries, while glazed doors connect the space directly with the kitchen and utility room, supporting outdoor dining and entertaining.





The front garden

Establishing an attractive approach to the home, the front garden combines established planting with artificial lawn, decorative paving and a low brick boundary wall. Substantial gates create a strong entrance, complemented by coordinated railings and exterior lighting. The bay windows and extended elevation contribute further interest to the frontage, alongside renewed windows, fascias and guttering.



The driveway and parking

Extensive off road parking is divided between the front and side of the home, with space for three vehicles at the front and two along the side driveway. Substantial gates enclose both access points, while the side area continues towards further gates at the rear, which offers potential for a garage, subject to the necessary consents.

Location

Forder Grove occupies an established residential setting within Birmingham, offering convenient access to the wide range of amenities associated with the surrounding area. Local facilities support everyday shopping and leisure requirements, while schools are available across the wider district for families with children of different ages. Road and public transport connections provide access to neighbouring communities, Birmingham city centre and the broader regional network. The location combines the practicality of suburban living with access to employment, education, retail and recreational opportunities throughout the city, making it well suited to households seeking versatile accommodation within an established community.

Services

The property benefits from mains gas, electricity, water and drainage. The home has undergone a full electrical rewire with a new consumer unit, together with renewed central heating and domestic hot and cold water pipework. Further improvements include replacement ground and first floor joists, new timber floors, Rockwool insulation beneath floors and within internal walls, and reconstructed internal partitions, plasterboard and door frames.

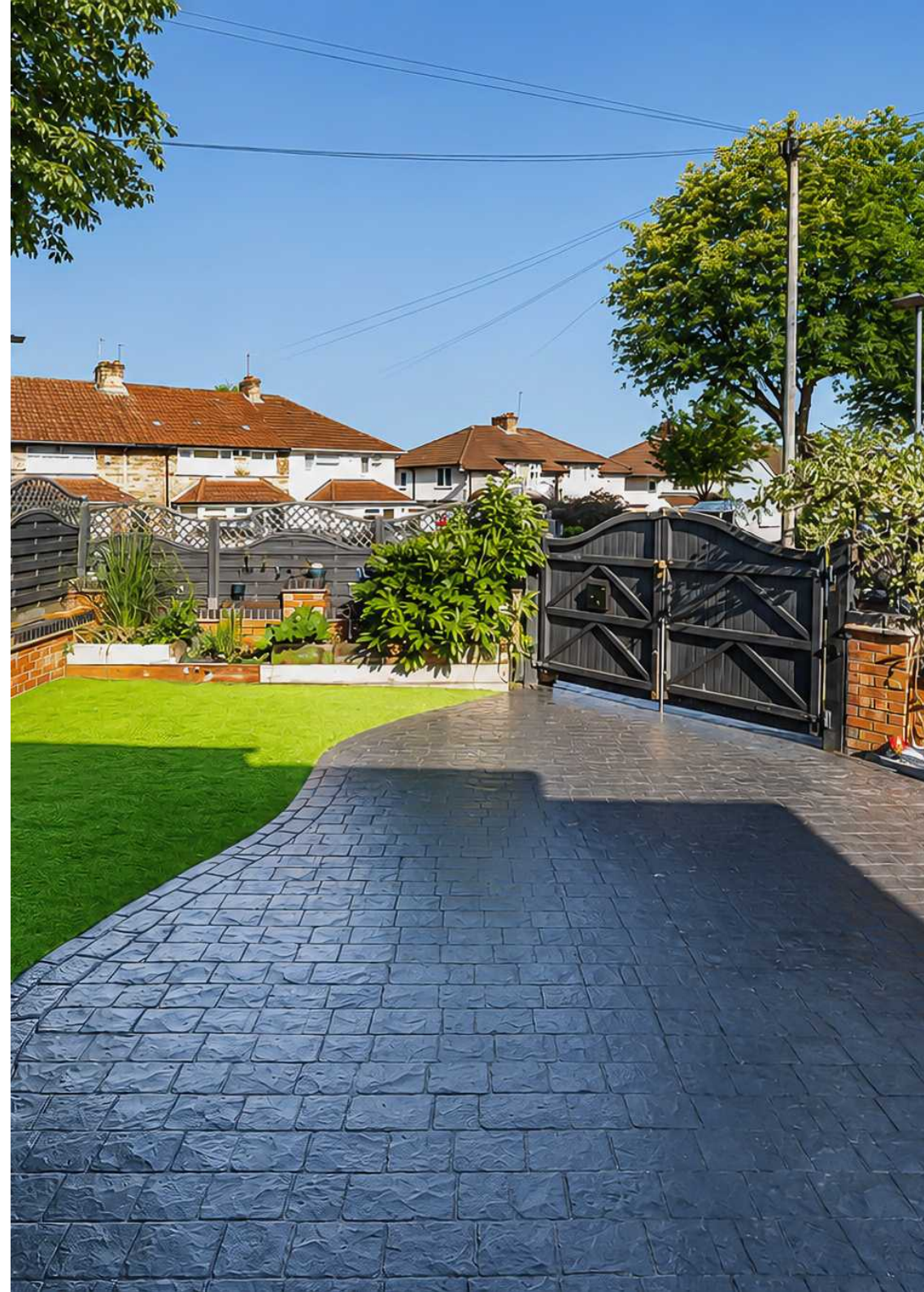
Broadband Speed: Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band B



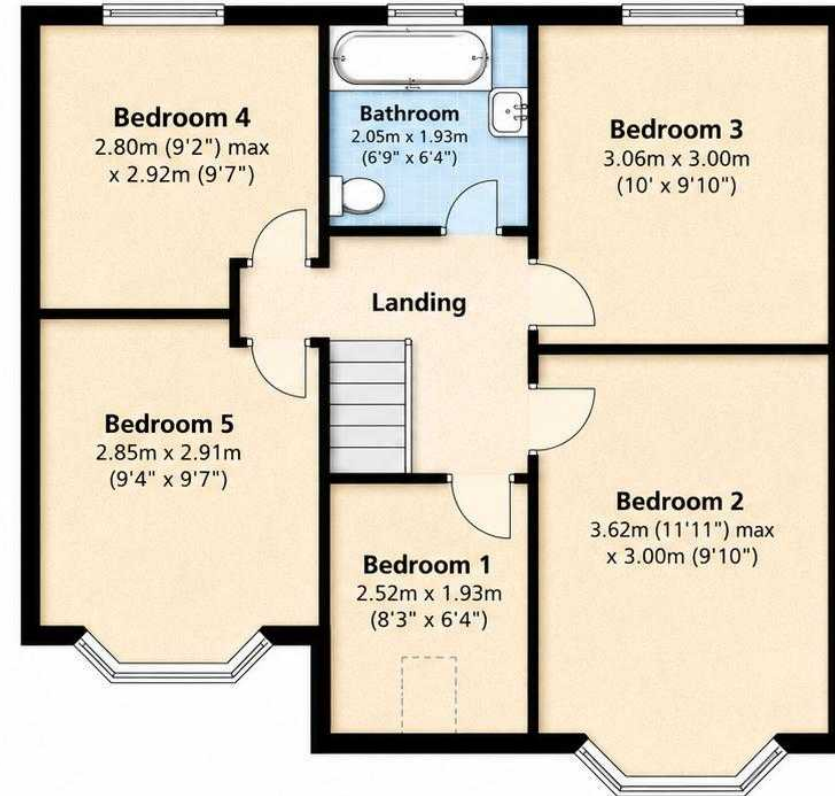
Ground Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.3 sq. feet)



Total area: Approx. 111.9 sq. metres (1204.4 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate and should be used as a guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	81 B



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