



Connells

Graston Close
Birmingham

Graston Close Birmingham B16 8ND

for sale offers in the region of
£400,000



Property Description

Situated in a sought-after residential location, this beautifully presented four-bedroom detached family home offers spacious and contemporary living throughout. Boasting a private driveway with ample off-road parking, the property is ideal for growing families looking for a home ready to move straight into.

The accommodation comprises a bright and welcoming entrance hall, a generously sized lounge, and a stunning modern kitchen/diner finished to a high specification with sleek fittings and stylish finishes. The well-designed layout provides excellent space for both everyday family life and entertaining guests.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious principal bedroom, alongside a modern family bathroom finished to a high standard.

Throughout the home, the interiors have been thoughtfully updated with a contemporary design, creating a light, airy, and luxurious feel. The property further benefits from a well-maintained rear garden, perfect for relaxing or outdoor entertaining.

Located close to local amenities, reputable schools, transport links, and Birmingham city centre, this exceptional home combines modern living with convenience and comfort.

Approach/Outside

An attractive and modern family home enjoying excellent kerb appeal, set behind a neat frontage with established hedging and decorative railings. The property benefits from a block-paved driveway providing off-road parking and leading to an integral garage. The contemporary exterior combines brick and rendered elevations, creating a stylish appearance, while the well-maintained frontage offers a welcoming first impression. Situated within a popular residential development, the property enjoys a pleasant street scene and convenient access to local amenities and transport links.

Hallway

Doors off to:

Lounge

9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed window, radiator.

Kitchen

15' 1" x 10' 3" (4.60m x 3.12m)

A stylish and well-presented fitted kitchen featuring a range of contemporary grey wall and base units complemented by contrasting work surfaces and attractive metro-tiled splashbacks. The space benefits from an integrated electric oven with four-ring gas hob and stainless steel extractor hood above, as well as ample cupboard and worktop space for everyday living. A large window provides plenty of natural light, while there is space and plumbing for additional appliances. Finished with modern flooring, this practical and attractive kitchen offers an ideal

environment for cooking and entertaining.

W.C

W.C, wash hand basin.

Garage

17' 3" x 11' (5.26m x 3.35m)

A generously sized garage providing secure off-road parking or excellent storage potential. Benefiting from an up-and-over door, the space offers versatility for a range of uses including vehicle storage, a workshop, or additional household storage. Conveniently located and easily accessible, the garage presents a practical addition to the property.

Landing

Doors off to:

Bedroom One

14' 11" x 14' 6" (4.55m x 4.42m)

Double glazed window and radiator.

Bedroom Two

15' 1" x 10' 4" (4.60m x 3.15m)

Double glazed window and radiator.

Bedroom Three

11' 8" x 9' 1" (3.56m x 2.77m)

Double glazed window and radiator.

Bedroom Four

11' 8" x 9' 7" (3.56m x 2.92m)

Double glazed window and radiator.

Bathroom

7' 9" x 5' 10" (2.36m x 1.78m)

Bath with shower overhead, wash hand basin, w.c, partly tiled, radiator.

Rear Garden

A well-maintained and enclosed rear garden offering a private outdoor space ideal for both relaxing and entertaining. The garden features a paved patio area, perfect for outdoor seating and dining, alongside a lawned section with established planting borders. A timber garden shed provides useful external storage, while secure fencing surrounds the garden, creating a safe and peaceful environment for families and pets alike. Low maintenance in design, this attractive outdoor space enjoys a pleasant open aspect.

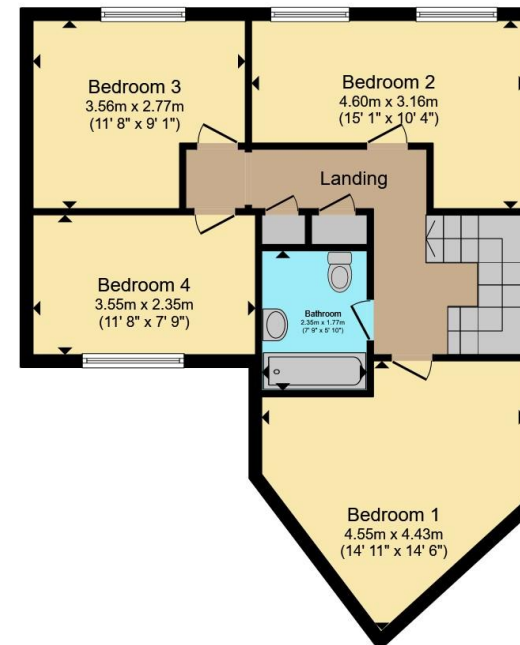








Ground Floor



First Floor

Total floor area 129.3 m² (1,391 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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