

ginger

NEWLANDS ROAD

BENTLEY HEATH, SOLIHULL



welcome

A substantially extended 3 bedroom semi-detached family home in sought after location. Being fully modernised throughout affording feature extended open-plan kitchen/diner with bi-fold doors

key features

- Extended, fully modernised Semi-detached family home
- Feature open-plan kitchen/diner with bi-folding doors
- Large living room
- Utility room with separate W.C and access to driveway
- Spacious master bedroom with fitted furniture
- Two further bedrooms
- Re-fitted modern family bathroom
- South facing patio and garden
- Large workshop
- Driveway



the details

This is a beautiful home, having been fully refurbished throughout with a substantial extension to the rear affording an open-plan, spacious kitchen/diner with bi-folding doors and sky lights. This is the key feature of this property making it a practical, fun family-focused home.

Keeping the chores away from the kitchen is the separate utility room enjoying a separate W.C plus access to both the driveway and rear garden. The large living room to the front of the property offers a great space to unwind with the family.

Heading upstairs, the Master bedroom is spacious, having fitted furniture and garden views. Two further bedrooms and refitted, modern bathroom.

Outside, you can open out the bi-fold doors and enjoy the South facing rear garden and patio area. There is a large workshop to rear of the garden, ideal for converting to kids playroom, gym or perfect if you work from home. There is a large driveway to the front of the home with side access to the utility.

This is a superb spacious home that has to be viewed to appreciate the space on offer.



hallway

Accessed from the side of the home into this spacious and welcoming hallway. Modern style decor with beautiful wood-effect ceramic floor tiles. Having storage cupboard ideal for coats and shoes with further floor space under-stairs perfect for the little-ones buggy. Radiator, two ceiling lights, heating control and power.



living room

Stretching the full width of the property, this is a great space. Ideal for the family to relax and enjoy a good movie or for entertaining friends. Plenty of space for a couple of sofas. Neutrally presented having large bay window. Power sockets with USB ports, Ceiling and wall lights with TV point. Radiator.



kitchen / diner

The main showpiece of this family focused home is this extended kitchen/diner enjoying bi-folding doors out to the South facing garden and patio. This is a fabulous family space and the most occupied room in the house. Plenty of floor space in the dining area for large dining table and sofa too.

Benefiting from a generous range of hi-gloss wall and base units with solid work surface plus that all-important kitchen island with sink and mixer tap. There are a number of integral appliances to include Bosch double oven and grill, Bosch Induction hob, Bosch dishwasher and Bosch microwave. As you can tell there's no expense spared. There are two storage cupboards for hiding away your tins.

The dining area enjoys the bi-fold doors and two opening skylights to fill the space with fresh air. Wall and ceiling lighting, radiator and tiled flooring.





utility

This space has been thoughtfully configured to offer plenty of space to store bikes, pop up an ironing board having base unit with sink. There is access from the drive making it easy to bring in the shopping and rear access to the garden. There is even a separate WC. The modern 'Vaillant Ecotec plus 831' boiler has been installed. Double glazed window to rear, opening skylight above, radiator and vinyl flooring for easy cleaning.



Landing

Spacious area affording access to the three bedrooms and family bathroom. Opaque double glazed window to side elevation, modern bright decor with carpet, ceiling light, loft access and power.



master

Located at the rear of the property enjoying the garden south facing view. A large bedroom having fitted wardrobes with sliding doors with lots of floor space for all your bedroom furniture needs. neutrally presented with grey carpet, radiator, ceiling light and power sockets with USB ports.



bedroom two

The pink room offering a spacious double sized bedrooms with twin windows enjoying a view out of the front elevation. Ideal for youngsters bedroom offering plenty of floor space for wardrobe, desk and play space.



bedroom three

The third bedroom still offers good floor space. Perfect for single bed, wardrobe and play space. Modern style decor, double glazed window to front elevation, ceiling light and radiator.



bathroom

A modern, refitted bathroom enjoying a fresh white suite with chrome tap furniture. To include bath with with chrome shower fittings over and folding curved shower screen. Oval washbasin and W.C. There is good storage space for your towels and bed sheets plus chrome heated towel radiator, wood effect vinyl floor covering all beautifully finished with opulent wall tiling.



outside space

To the front of the property you will discover off road parking with side access to the utility room-ideal for unloading shopping into the house.

The rear of the garden enjoys a south facing aspect, patio where the house comes to life in the warmer months when you open up those bi-folding doors. Power and security light.



workshop

This is a superb adaptable space. Currently used as workshop and storage but could be adapted for a gym, office or kids play room/cinema room. The space offers power and lighting.





technical

We are advised this property is freehold, please seek confirmation from your legal representative. The property offers gas central heating and double glazing. We are advised the council tax is band C and payable to Solihull MBC.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

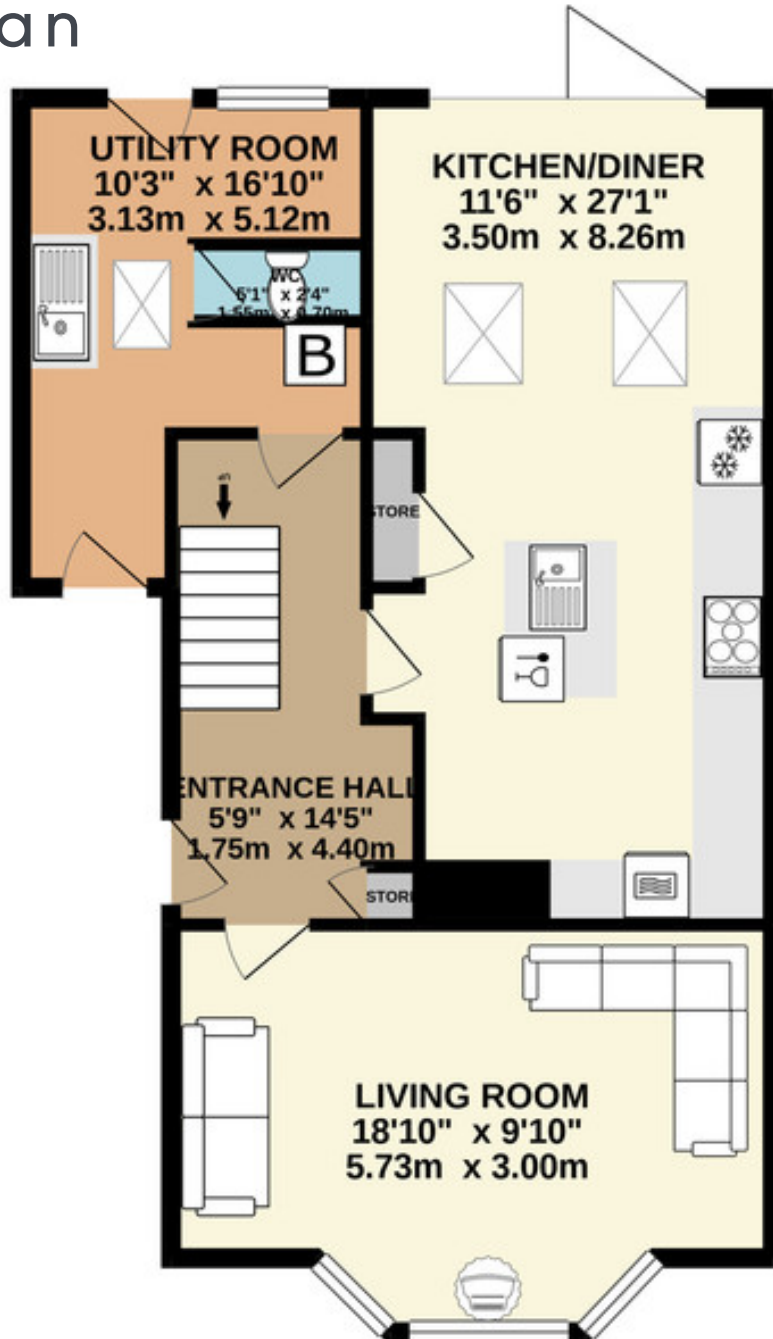
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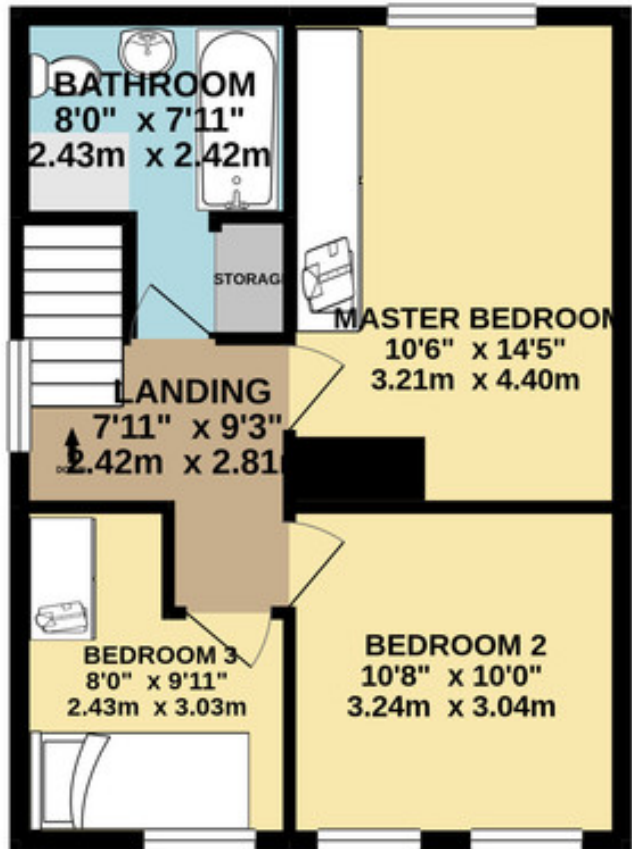
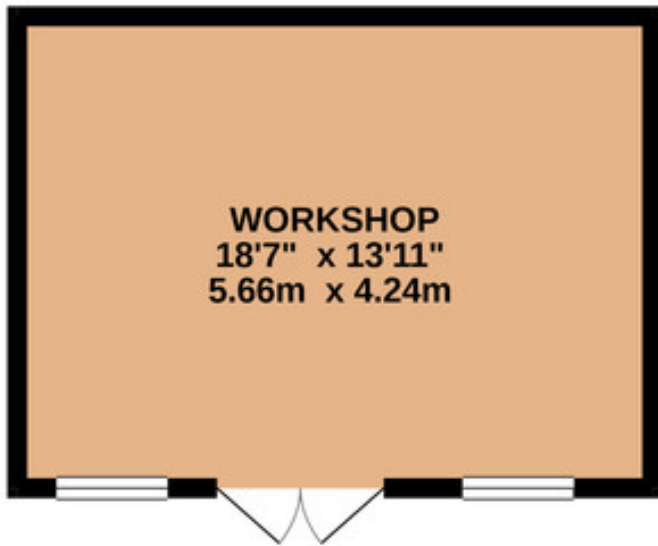
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floor plan





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