



Denton Grove, Stechford, Birmingham



## Property Description

A beautifully extended and impressively spacious 4/5 bedroom home set on the ever-popular Denton Grove, offering generous living space, a private rear garden and the rare advantage of being right next to the park – perfect for families, dog walkers and anyone who loves green surroundings.

Inside, the property offers a bright and welcoming feel, with versatile rooms that can adapt to the needs of a growing household. The extended footprint provides excellent flow, whether you want a large family lounge, a separate dining room, a playroom, or even a ground-floor bedroom.

Upstairs, the generous bedrooms continue the theme of space, with the extended layout allowing for comfortable family living or multi-generational arrangements.

Outside, the private garden is ideal for relaxing, hosting summer gatherings or giving children a safe place to play. The driveway adds everyday convenience, and the park next door brings a sense of openness that's hard to find.

## Entrance Hallway

Double glazed window to front elevation and wood effect flooring.

## Lounge

Double glazed bay window to front elevation, wood effect floor, under stairs storage, gas fire, central heating radiator.

## Dining Room

Sliding doors to conservatory, wood effect flooring.

## Reception Room/ Bedroom Five

Double glazed windows to front and side elevations, carpet.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, five ring gas hob, plate warmer.

## Utility Room

Washing machine.

## Conservatory

Double glazed windows to rear and side elevations.

## Landing

Loft access via hatch and carpet.

## Bedroom One

Double glazed window to front elevation, central heating radiator, carpet and built in wardrobe space.

## Bedroom Two

Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Three

Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Four

Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

Large rainfall shower, vanity wash hand basin, heated towel rail and spotlights.

## Separate W.C

W.C.

## Ground Floor W.C

Double glazed window to side elevation, W.C and tiling to walls.

## Loft Space

Drop down ladders, lighting and insulation.

## Front Garden

Gated tarmac driveway providing off road parking.

## Rear Garden

Slabbed patio, laid to lawn, slabbed pathway to wooden storage shed, outside tap.









Total floor area 126.3 m<sup>2</sup> (1,360 sq.ft.) approx  
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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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Property Ref: SHL211608 - 0003