



462 Redhill Road, Kings Norton, B38 9EL

**Asking Price £650,000**

Hadleigh Estate Agents are delighted to offer this substantial six bedroom detached home for sale. Offered with no upward chain the property is conveniently nestled away within the corner of a quiet cul-de-sac.

In brief the property comprises of a spacious entrance hall, with ground floor guest WC. To the front is a spacious reception room and a further lounge to the rear boasting French doors to the garden and log burner. A modern kitchen diner, being a great size and space for socialising, finished to a high standard with integrated appliances and granite worktops. Bi-fold doors give further access to the garden. Off the kitchen is a convenient utility area with internal access to the double garage with electric doors.

The first floor accommodation offers four double bedrooms, three complete with en-suites. Completing the first floor is a luxurious family bathroom with separate shower and bath. Set on the second floor are a further two bedrooms and additional bathroom. To the front of the property is driveway parking and to the rear a modern, landscaped garden.

## Location



Redhill Road is a country road with the property being located in a private cul-de-sac with only a handful of other dwellings, offering ample privacy. This property also offers fantastic transport links, with the M42, M40 & M5 all within a short drive away perfect for those needing to commute. There are a variety of bus links giving you access to a variety of local areas. Along with local train stations including, Kings Norton and Longbridge giving easy access into Birmingham City Centre. There are multiple Primary and Secondary schools located within the area, for those with children and excellent local amenities nearby, including the ever popular Longbridge retail park.

## Hallway



Grand entrance hallway, offering tiled flooring, ceiling spotlights and traditional column radiator. Allowing access internally to the garage, walk in cupboard and stairs to first floor accommodation.

## Reception Room



A convenient multi purpose reception room with double glazed bay window to front elevation, traditional column radiator and tiled flooring. Ceiling light point and feature electric fireplace.

## Lounge



Spacious lounge boasting French doors leading to the private garden, along with windows to the rear elevation. Feature fireplace with log burner and hearth, tiled flooring, ceiling spotlights and traditional column radiator. The lounge further benefits from speakers installed within the ceiling.

## Kitchen Diner



Modern fitted kitchen with a range of base and wall

units, including granite worktops. The kitchen allows for ample storage space including high end integrated appliances. Dining area, with bi-fold doors leading to the garden. Traditional column radiator, ceiling light point and spotlights. The kitchen also provides access to the utility room.

### Utility Room

Spacious utility room, offering plumbing for utilities, further worktop space, base counters and sink. Window and patio door to the side elevation, along with an additional internal door to the garage.

### Guest WC



Modern guest WC boasting partially mirrored wall, concealed cistern low level flush WC along with hand wash basin. Tiled walls and flooring, towel radiator and ceiling spotlights.

### Garage

Excellent sized double garage, benefitting from up and over electric doors, lighting and electrics.

### Bedroom One

Spacious double bedroom, boasting two windows to the side elevation, carpeted flooring and ceiling light point. Further benefitting from access to own en-suite.

### En-suite



Modern shower room, with walk in mains shower

and shower attachment. Concealed low level WC, hand wash basin, partially mirrored wall and towel radiator. Tiled flooring and walls, along with skylight.

### Bedroom Two

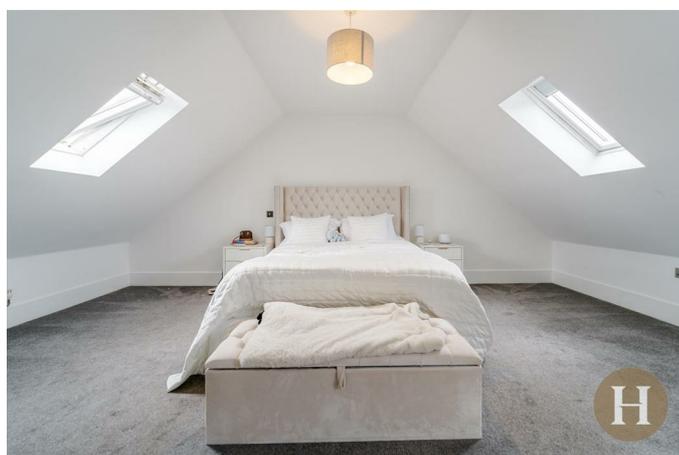
An additional double bedroom with windows to the rear elevation, internal fitted wardrobe, carpeted flooring and ceiling light point. Further benefitting from access to own en-suite shower room.

### En-suite



Modern shower room, with walk in mains shower and shower attachment. Concealed low level WC, hand wash basin, partially mirrored wall and towel radiator. Tiled flooring and walls, along with obscure glazed window to rear elevation.

### Bedroom Three



Large bedroom situated on the second floor and boasting dual aspect sky lights. Carpeted flooring, two radiators and ceiling light point.

## Family Bathroom



Stunning bathroom suite, boasting walk in mains shower along with bath, including shower attachment. Fully tiled suite, with windows to the side elevation along with skylight. Towel radiator, ceiling spotlights, concealed cistern low level flush WC, vanity unit and partially mirrored wall.

## Bedroom Four



Spacious double bedroom boasting twin internal fitted wardrobes, carpeted flooring, window to the rear elevation and ceiling light point. This bedroom further boasts an additional fitted wardrobe and access to en-suite shower room.

## En-Suite



Modern tiled bathroom suite offering walk in mains shower, vanity unit and low level flush WC. Obscure glazed window to the side elevation, ceiling spotlights and towel radiator.

## Bedroom Five

Spacious double bedroom with carpeted flooring, skylight and ceiling light point.

## Bedroom Six



Double bedroom benefitting from internal fitted wardrobe, window to the front elevation, carpeted flooring and ceiling light point.

## Shower Room



Modern shower room, with walk in mains shower and shower attachment. Concealed low level WC, hand wash basin, partially mirrored wall and towel radiator. Tiled flooring and walls, along with skylight.

## Garden



Beautifully landscaped rear garden, offering paved patio area, along with additional paved seating area's and artificial lawn.

## General Information

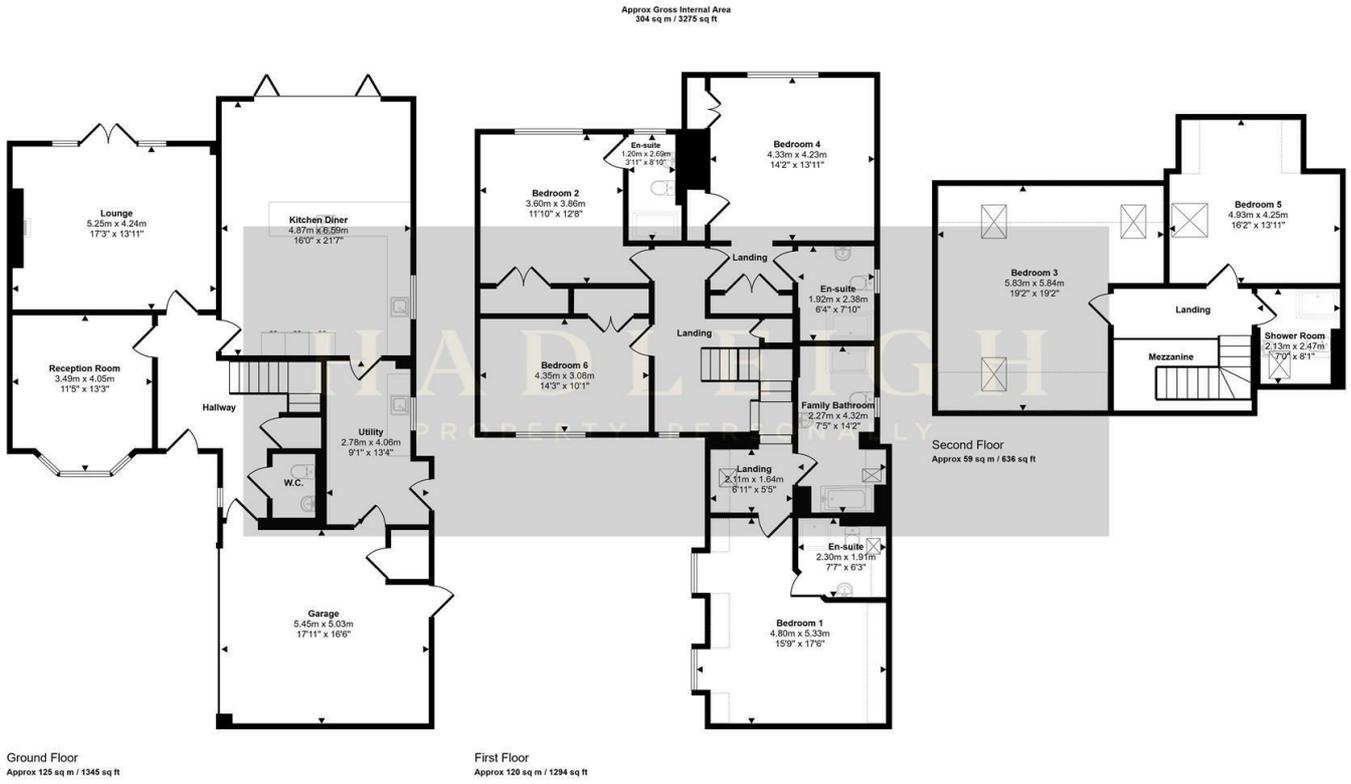
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

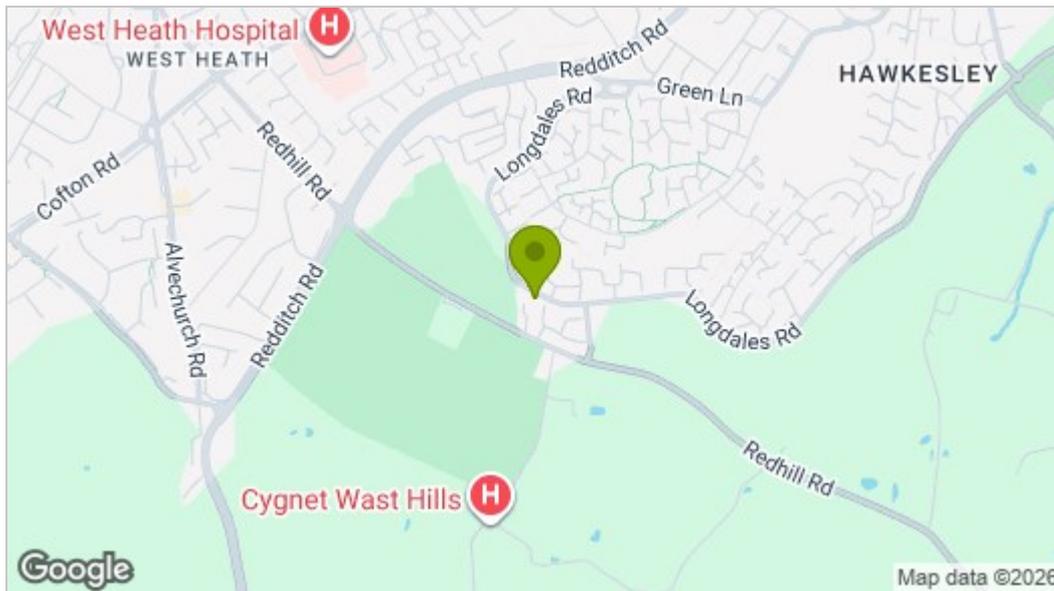
EPC – B

Council Tax Band – G

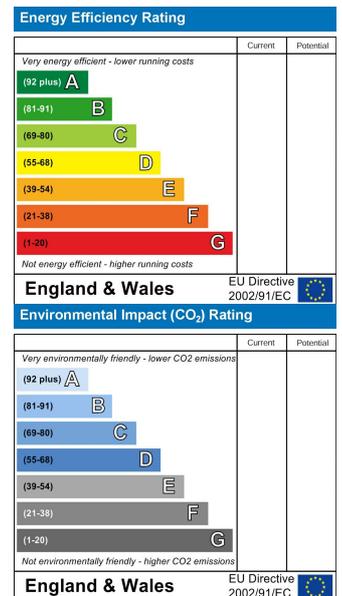
# Floor Plan



# Area Map



# Energy Efficiency Graph



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