

Andrew Grant
PRESTIGE & COUNTRY



9 Boundary Drive
Birmingham, B13 8NY



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5 Bedrooms 3 Bathrooms 3 Reception Rooms

“A substantial five bedroom detached home offering generous family accommodation, versatile reception rooms and generous parking provisions...”

Scott Richardson Brown CEO

- An impressive five bedroom detached family home with two en suite bathrooms, three reception rooms and a dedicated study.
- Three versatile reception rooms include a spacious sitting room and versatile family room.
- The fitted kitchen connects directly with the living and dining room, creating a practical arrangement for everyday life and entertaining.
- Five first floor bedrooms are complemented by two en suite bathrooms and a well appointed family bathroom.
- The enclosed rear garden combines a stone patio, mature planting and secure tool shed.
- A broad driveway provides parking for approximately eight vehicles alongside direct access to the garage and gym.
- Occupying an exclusive cul de sac development beside a practice cricket ground with parks and Camp Hill School catchment nearby.



2312 sq ft (214.8 sq m)



The kitchen

Designed as the practical centre of the ground floor, the kitchen is fitted with an extensive range of wall and base cabinetry beneath coordinating work surfaces. Integrated appliances include a double oven and microwave, electric hob and extractor, while tiled splashbacks and a wide window accompany the preparation areas. An open connection leads into the living and dining room, with the utility also reached directly from this space.







The living and dining room

Generous proportions allow this interconnected reception room to accommodate distinct living and dining areas. A fitted media wall incorporates a linear fireplace and recessed display shelving, while a broad bay window defines the dining space. The room connects directly with the kitchen and study, providing a versatile setting for both relaxed family life and more formal occasions.







The sitting room

Forming the largest reception room, the sitting room offers an excellent setting for gathering and entertaining. Windows across two elevations complement the spacious layout and an internal glazed door connects the room with the central hallway, while glazed double doors open onto the patio to the rear.





The family room

Adjacent to the kitchen, the family room provides a flexible space suited to work, hobbies or dining. A rear bay with a glazed door connects to the garden, while its close relationship with the kitchen creates a practical everyday arrangement that remains separate from the principal reception rooms.





The study

Providing a dedicated workspace away from the main reception rooms, the study is well placed beside the entrance hallway and living room. Fitted shelving offers useful storage, while a window to the front serves the room.



The utility

Supporting the kitchen, the utility provides a separate area for laundry appliances and household tasks. Fitted wall and base units are arranged around a sink and work surface, with designated spaces for several appliances. A window and external door provide a direct connection with the outside.



The entrance hall and cloakroom

The entrance hallway creates a welcoming central route through the ground floor, connecting the principal reception rooms, study and kitchen. A timber staircase with spindle balustrading rises to the first floor, while fitted cupboards provide useful storage. The adjoining cloakroom contains a WC and pedestal basin, with tiled walls and a window completing the arrangement.





The landing

Arranged around the central stairwell, the landing provides access to all five bedrooms and the family bathroom. Timber spindle balustrading creates a galleried outlook over the staircase, while fitted cupboards offer valuable first floor storage.



The principal bedroom

The principal bedroom forms a generously proportioned retreat at the front of the home. A wide bay window extends the usable space, while extensive fitted wardrobes provide substantial storage. The room also benefits from direct access to its own en suite bathroom.



The principal en suite

Generously proportioned and designed with a spa-like feel, the principal en suite features a multifunction shower and whirlpool bath cabin, incorporating hydrotherapy jets, body massage jets, an overhead rainfall shower and a handheld shower. A broad fitted vanity provides extensive storage and an inset basin, complemented by a wall-hung WC, heated towel rail and recessed illuminated display niches. Full-height tiling, contrasting mosaic detailing and a window complete this impressive private bathroom.



The second bedroom

Offering comfortable double bedroom proportions, the second bedroom is positioned beside its own en suite. A window overlooks the rear aspect, while fitted wardrobes provide useful storage without encroaching on the main floor space. Direct access to the shower room makes this a particularly practical family or guest bedroom.



The second bedroom en suite

Serving the second bedroom, this private shower room contains an enclosed shower, WC and pedestal basin. Tiled walls and flooring provide a practical finish.





The third bedroom

The third bedroom is a well proportioned room with a distinctive bay window overlooking the front aspect. Its regular layout provides flexibility for a range of bedroom arrangements.



The fourth and fifth bedrooms

The fourth bedroom offers comfortable proportions and a window overlooking the rear. Fitted wardrobes and storage units are incorporated around the main bedroom area, helping to keep the remaining floor space clear and usable. The fifth bedroom provides further flexible accommodation on the first floor. A window serves the room and its rectangular proportions allow it to function as a bedroom, nursery or additional workspace according to household requirements.





The bathroom

The family bathroom serves the remaining first floor bedrooms and includes a panelled bath with handheld shower. A WC and basin set within fitted vanity storage complete the suite, while tiled walls and a window provide a practical finish.





The garage / gym

Currently arranged as a gym, the garage provides valuable additional space alongside the main accommodation. An up and over garage door remains in place, with a separate side door and window providing further access and ventilation. Wall mounted air conditioning supports its present use, while the room retains a practical connection with the driveway and rear garden.



The garden

Enclosed to the rear, the garden combines a substantial stone paved patio with a broad astro-turf lawn and established shrubs. The patio provides space for outdoor seating, while the lawn creates a practical recreational area. Further features include a secure tool shed, with pathways connecting the garden to the home and garage.







The driveway and parking

A broad block paved driveway extends across the frontage and provides parking for multiple vehicles. The driveway leads directly to the garage and recessed main entrance, with established planting and a tree softening the approach.

Location

Boundary Drive forms part of an exclusive cul de sac development in Birmingham, positioned beside a practice cricket ground and virtually surrounded by parkland. The setting combines a residential environment with convenient access to the broader amenities, services and leisure opportunities available across the city. The property is stated to fall within the Camp Hill School catchment, while other educational facilities are available throughout the surrounding area. Local road connections support travel into Birmingham and towards neighbouring districts. The combination of nearby green spaces, established residential surroundings and access to city amenities makes the location well suited to family life.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 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 G



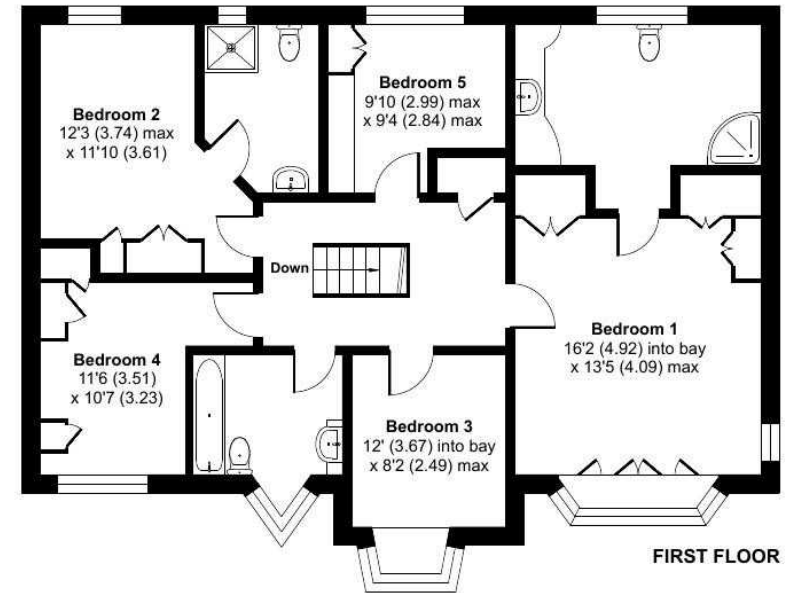
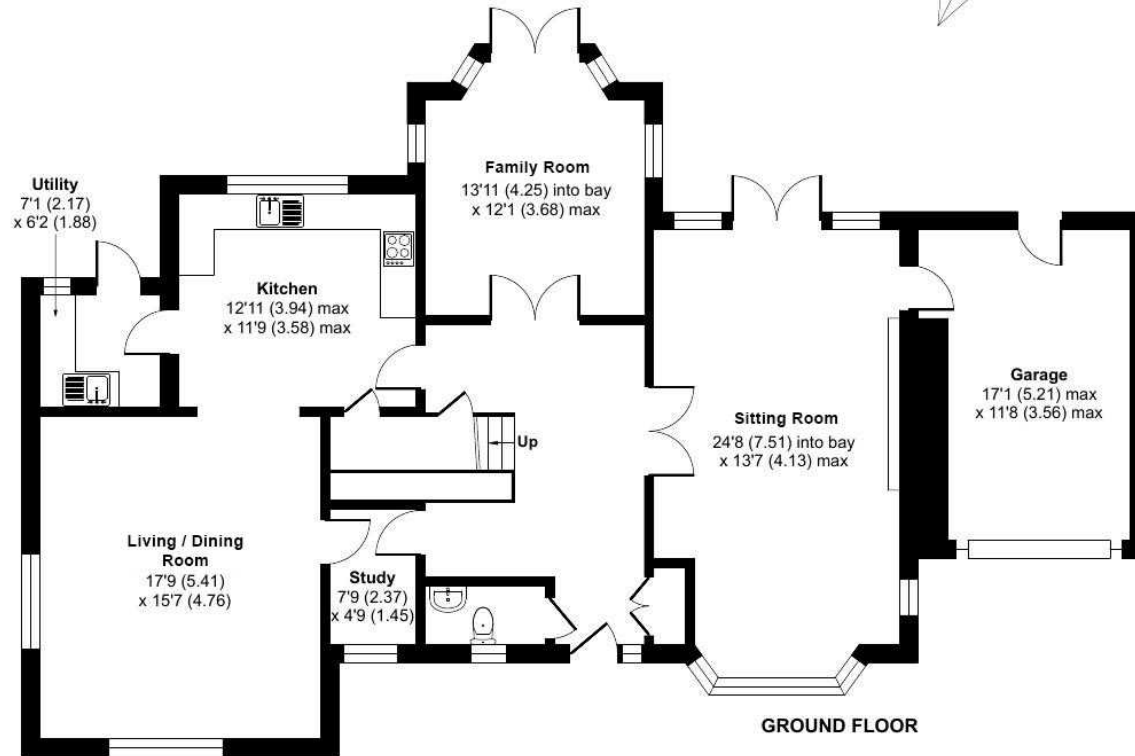
Boundary Drive, Birmingham, B13

Approximate Area = 2312 sq ft / 214.8 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 2492 sq ft / 231.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Andrew Grant. REF: 1521479



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