

**A SUPERBLY IMPROVED AND EXTENDED 4 BEDROOM SEMI -
DETACHED HOME OFFERING SENSATIONAL FAMILY
ACCOMMODATION - VIEWING ESSENTIAL**



**1327 BRISTOL ROAD SOUTH
NORTHFIELD
BIRMINGHAM B31 2SR**

- Prominent main road position with generous driveway parking space
- Central heating and double glazing - some triple glazing and zoned heating
- Front living room and quite exceptional living/ kitchen extension
- Ground floor annexe - ideal for 'granny' or teenager suite
- Four bedrooms and luxury family shower room
- Large fully insulated garden building - ideal as office/ playroom/ gym
- Good size rear garden with porcelain patio and artificial grass

OFFERS AROUND £475,000 FREEHOLD

The spacious accommodation has been carefully and thoughtfully improved and extended by the current owners with many high spec. additions making this a really comfortable family home that stands out from the crowd. Early viewing is strongly recommended to appreciate the many features and attention to detail. The rear living room/kitchen is a particular feature of the house with high quality fittings, 'Quooker' tap, induction hob, triple glazed 'Velux' windows and triple glazed bi-fold doors opening to the garden. The property is set well back from the road behind a front garden area offering generous space for parking multiple vehicles.

The accommodation comprises:

GROUND FLOOR

ENCLOSED PORCH with a period style front door opening to:-

RECEPTION HALL with stairs to the first floor, central heating radiator and doors leading off to;



LOUNGE 16' 0" (into bay) x 12' 3" a delightful bright room with double glazed window to the front.

EXCEPTIONAL LIVING ROOM / KITCHEN 22' 6" x 17' 9" quite simply the best open plan living room extension that we have seen for a long time with high quality fitted kitchen units including a large island with inset induction hob and extractor system above, space for plenty of seating around and storage cupboards. Appliances including a 'Quooker' hot water tap and cold water filter, 'Neff' slide and hide oven, space for further appliances. Underfloor heating, ceiling spotlights, three 'Velux' triple glazed rooflights with sensor automatic operation, triple glazed 'Shuco' bifold doors across the rear opening to the garden.

Leading off:-

FITTED CLOAKROOM with corner wash basin and close coupled WC

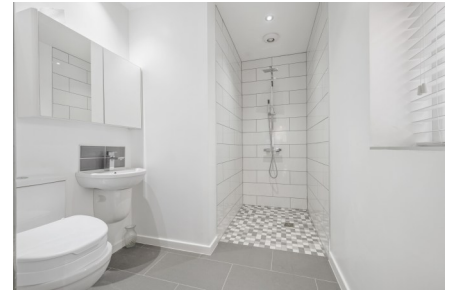


Also on the ground floor with a door from the hall is a separate annexe which could be used as a separate suite or part of the home.

BEDROOM/ STUDY 14' 4" x 7' 1" with a window to the front, door to the side entrance giving separate access, door to

KITCHEN/ UTILITY 11' x 6' 9" with fitted kitchen units and sink, door to the side and door to

SHOWER ROOM with walk in tiled shower recess, wall mounted wash basin and close coupled WC



FIRST FLOOR

Stairs leading to first floor landing all doors leading off to;



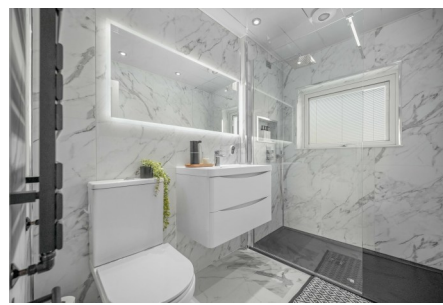
BEDROOM ONE 16' 11" (into bay) x 12' 3" principal bedroom with double glazed bay window to the front elevation.

BEDROOM 2 (front) 11' 3" x 13' 1" with double glazed window to the front elevation.

BEDROOM 3 (rear) 13' 7" x 11' 1" with double glazed window to rear elevation.

BEDROOM FOUR (rear) 7' 11" x 8' 5" with double glazed window to the rear.

FAMILY SHOWER ROOM/ W.C. with a full width walk in shower with 10mm easy clean glass screen, wall mounted vanity unit with wash basin, close coupled WC with touchless flush, mirror over with led lighting and demister., double glazed window with integrated blind.



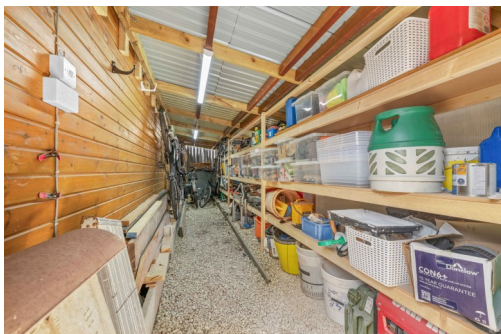
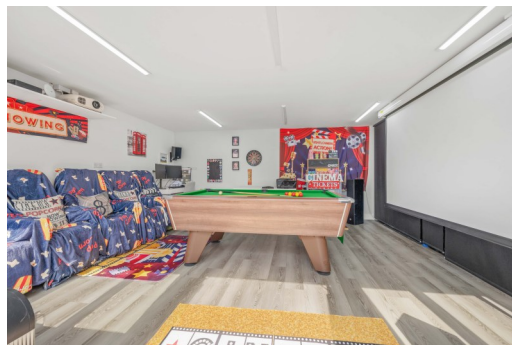
OUTSIDE

DELIGHTFUL ENCLOSED REAR GARDEN with a wide porcelain paved patio outside the bifold doors offering plenty of space for outdoor dining and entertaining, artificial grass. At the rear of the garden is a substantial Summer house and concealed covered storage space.



SUMMER HOUSE 15' 5 x 19' 9" a fantastic fully insulated and double glazed, lined and plastered space ideal for a home office, playroom/ entertaining space.

GARDEN STORAGE SHED 26' 9" x 6' 4" hidden behind the summer house and offering superb outside storage space.





Total area: approx. 179.3 sq. metres (1929.6 sq. feet)

GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	C72
Council Tax	Band 'D' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.