



Karibu Rectory Lane  
BIRMINGHAM

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### Property Description

Burchell Edwards are delighted to present this impressive four bedroom family home, tucked away on a private road in the heart of Castle Bromwich.

This substantial detached residence is thoughtfully extended and perfectly designed for the modern family. From the moment you step inside, the impressive open-plan kitchen forms the true heart of this home- complete with central island, a log burner and ample dining space, making it ideal for entertaining and everyday living. A separate utility room and guest WC add practicality, while two generous reception rooms provide flexibility for both relaxation and formal hosting.

A bright and airy conservatory overlooks the garden, creating the perfect space to unwind year-round. A dedicated gym space offers further versatility and could easily serve as a home office or playroom.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The spacious master bed is the largest and is complemented by a generous en-suite. Bedrooms two, three and four are all doubles and there is a modern family bathroom.

Located in a highly sought-after area, benefiting from excellent local amenities, reputable schools and convenient transport links and offers ample off-road parking with a large driveway.

The rear garden is a well maintained and private space, boasting a heated swimming pool and patio area.

Homes of this size/setting are rare, we recommended an early viewing to appreciate the accommodation available.

### Entrance Porch

Double glazed surround and tiled flooring.

### Entrance Hallway

Under stairs storage cupboard, spotlights, stairs to first floor accommodation, karndean

flooring, verticle wall radiator and electric verticle radiator.

### Guest W.C

W.C, wash hand basin, tiled flooring, spotlights and electric radiator.

### Reception Room One

Double glazed bay window to front elevation, two central heating radiators, spotlights, karndean flooring and meter cupboard.

### Reception Room Two/ Snug

Double glazed bay window to front elevation, electric fire place, central heating radiator, karndean flooring.

### Reception Room Three

Double glazed sliding French doors to rear elevation, two mirrored radiators, spotlights and karndean flooring.

### Kitchen

Double glazed windows and bi folding doors to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, American style fridge freezer with ice maker, breakfast island, intergated oven and grill, five ring gas hob with extractor, integrated dishwasher, two integrated microwaves, log burner, central heating radiator, tiled flooring, spotlights and verticle wall radiator.

### Utility Room

Double glazed doors to front and rear elevations, central heating boiler housed, space and plumbing for washing machine, electric chrome radiator, verticle wall radiator, wall and base storage units, spotlights, tiled flooring, sink with drainer unit..

## Conservatory

Two double glazed windows and patio doors to rear elevation, tiled flooring and central heating radiator.

## Landing

Double glazed window to front elevation, spotlights, central heating radiator, spotlights, airing cupboard, carpet and loft access with drop down ladders.

## Bedroom One

Double glazed window to front elevation, door to en-suite, carpet, central heating radiator, fitted wardrobes and storage.

## En-Suite

Double glazed window to side elevation, W.C, wash hand basin, central heating radiator, shower cubicle, extractor, spotlights, tiled flooring and heated mirror.

## Bedroom Two

Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobes.

## Bedroom Three

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

## Bedroom Four

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, bath with Victorian taps, central heating radiator and tiled flooring.

## Front Garden

Block paved driveway providing ample off road parking.

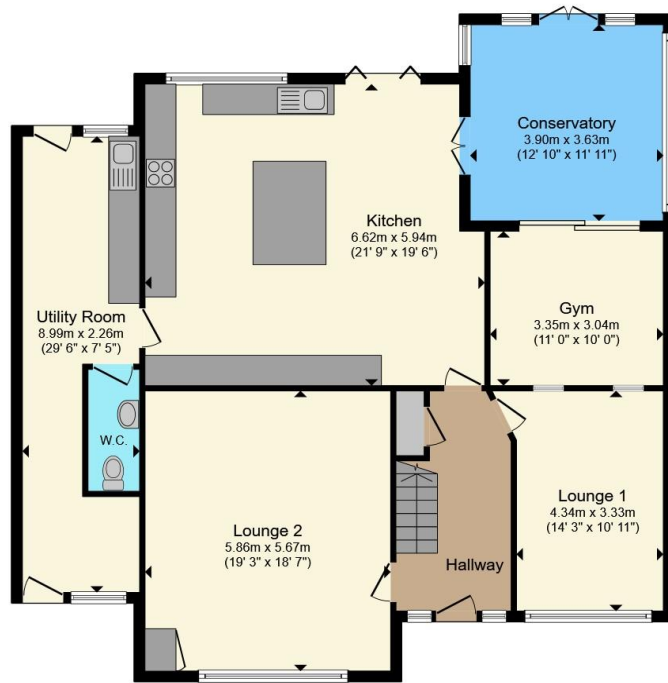
## Rear Garden

Large patio, laid to lawn, pumphouse with boiler room., summer house, heated swimming pool, outside tap, gated side access, trees and shrubs.

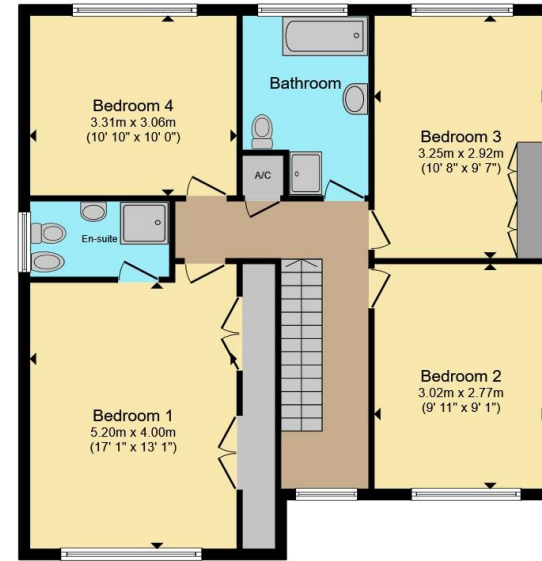








**Ground Floor**



**First Floor**

Total floor area 234.0 m<sup>2</sup> (2,518 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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Property Ref: CBW211125 - 0003