

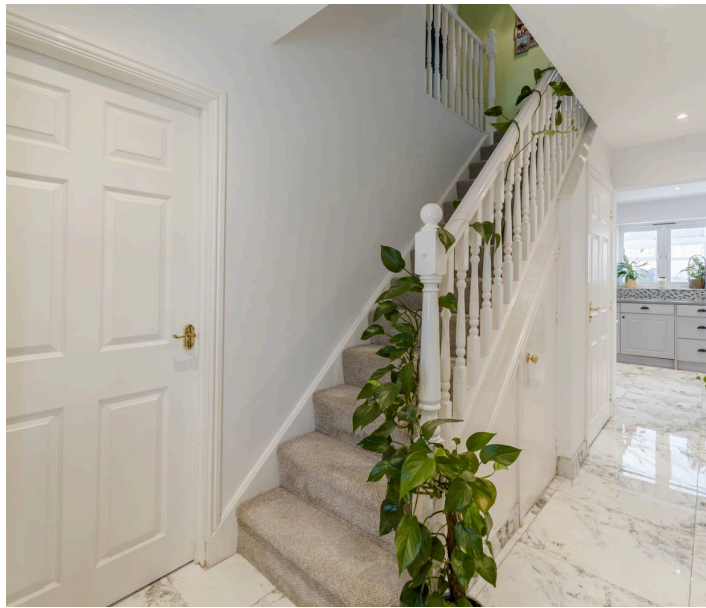


7 Brook Way, Birmingham

£535,000 Freehold

Hadleigh Estate Agents are delighted to offer this superb four-bedroom detached family home in the sought-after Edgbaston location. Beautifully presented with modern, neutral décor throughout, the property offers spacious and versatile accommodation, together with a driveway and generous rear garden. The accommodation briefly comprises an entrance hallway, study, guest WC, open-plan lounge, dining area and fitted kitchen, separate utility room, and a large conservatory overlooking the garden. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family shower room.

H



Porch / Entrance Hallway

UPVC double glazed front doors and glazing, ceiling light points, under stairs storage cupboard and marble-effect tiled flooring throughout.

Study

Useful study space / extra reception room, featuring bay window to the front elevation, gas central heating radiator, ceiling spotlights and marble-effect tiled flooring.



Lounge

Spacious reception room featuring a double glazed bay window to the front elevation, with an open-plan layout thought to the dining room, the contemporary marble-effect tiled flooring extends throughout. Completed by ceiling spotlights and a central pendant light fitting.





Dining Room

Impressive dining and family space, with wide opening to adjoining kitchen and lounge, complete with marble-effect tiled flooring, ceiling spotlights, together with a modern three-pendant light fitting.

Kitchen

Stylish fitted kitchen comprising a range of shaker-style wall and base units, paired with mosaic-style tiled splashback, and integrated appliances such as an electric oven, four-ring hob and stainless steel extractor. Contemporary marble-effect tiled flooring, a uPVC double glazed window to the rear and ceiling spotlights.



Utility

Leading on from the kitchen, a separate utility room with plumbing for the washing machine and space for tumble dryer.





Guest WC

Tiled guest WC, with low level toilet and hand wash basin, central heating radiator and ceiling spotlights.

Conservatory

A large pitched conservatory, featuring floor-to-ceiling white uPVC double-glazed windows and central double French doors leading to the garden. Finished with high-gloss marble-effect floor tiles and central light pendant.



Landing

Carpeted flooring, ceiling light pendant and access to loft.

Master Bedroom

Excellent sized bedroom, boasting extensive fitted wardrobes, wooden effect laminate flooring, double glazed window to the front elevation and ceiling light point.





En-suite

Large en-suite shower room, complete with contemporary floor tiling, walk-in shower cubicle, low level WC and vanity unit with sink basin.

Bedroom Two

Additional double bedroom, with wooden laminate flooring, double glazed uPVC window to rear elevation, fitted wardrobes and ceiling fan with light.



Bedroom Three

Further double bedroom, boasting wooden laminate flooring, fitted wardrobes, uPVC double glazed window to rear elevation and ceiling light fitting.





Bedroom Four

Four bedroom offers double glazed window to rear elevation, oak effect laminate flooring, ceiling light point and central heating radiator.

Shower Room

Fully tiled family shower room, featuring large walk-in shower with sliding glass door, uPVC double glazed obscure window to front elevation, low level WC, wash basin vanity unit and ceiling spotlights.

Garden

Large paved patio area, lawned garden, fenced boundaries, mature shrubs and access to garden room.



Garden Room / Garage

uPVC door, providing access to converted garage as garden room, complete with electricity, wooden effect laminate flooring and ceiling light point.



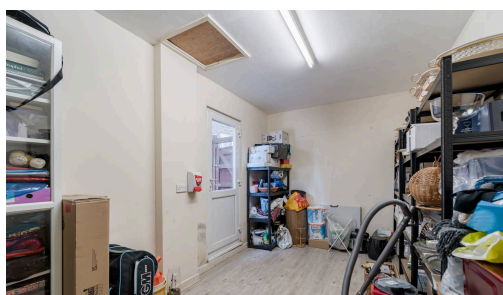
Council Tax band: D

Tenure: Freehold

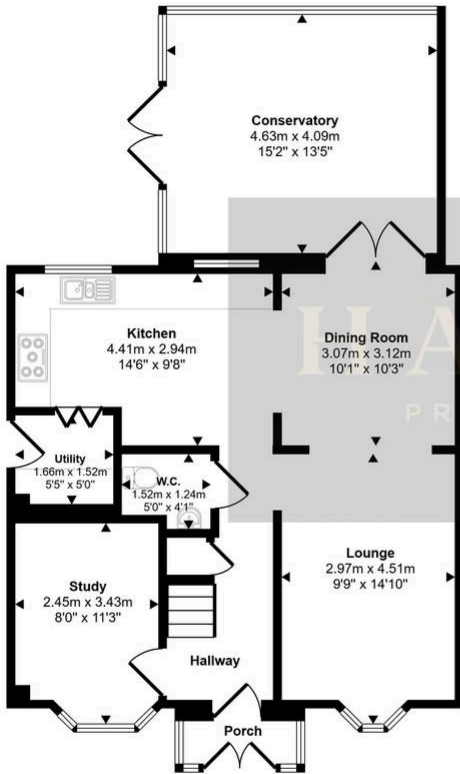
Energy Performance Certificate: TBC



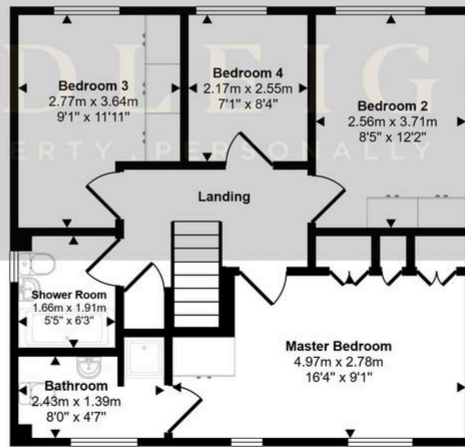
- Four bedroom detached home
- Driveway parking
- Open plan lounge, dining & kitchen
- Master bedroom with en-suite
- Converted garage with electricity
- Sought-after Edgbaston location



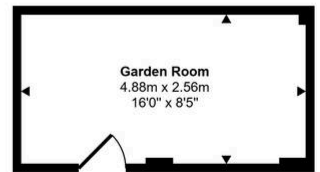
Approx Gross Internal Area
147 sq m / 1582 sq ft



Ground Floor
Approx 79 sq m / 847 sq ft



First Floor
Approx 56 sq m / 601 sq ft



Outbuilding
Approx 12 sq m / 134 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.