



Grendon Drive

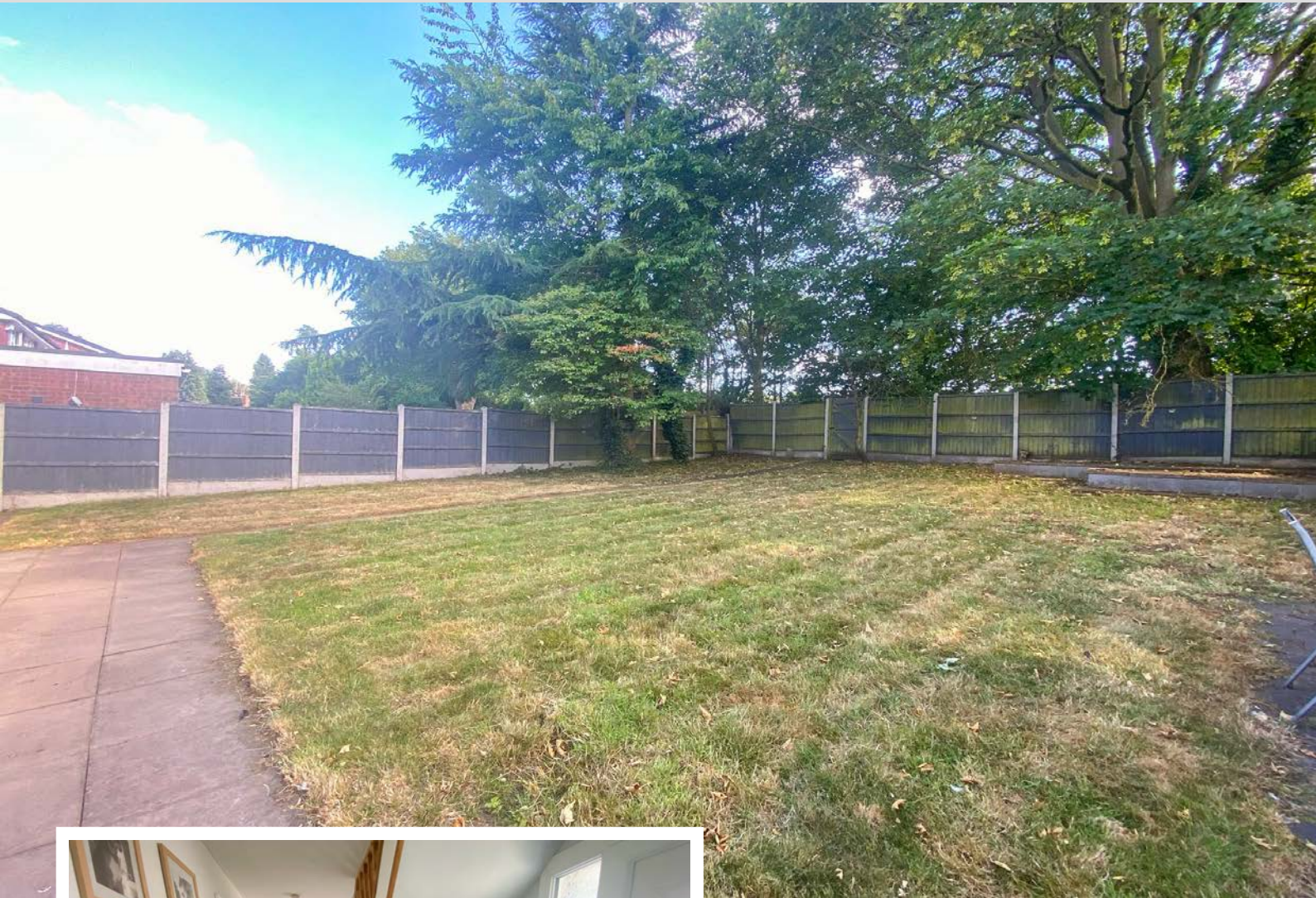
Sutton Coldfield, West Midlands, B73 6QA

- Large Pebble Driveway
- Double Glazed Porch
- Extended Open Plan Lounge
- Extended Modern Fitted Kitchen
- Separate Dining Area
- Reception Room Three & Separate Utility Room
- Four Bedrooms
- One Bathroom, Shower Room & En-Suite
- Spacious Rear Garden & Side Garage
- Freehold & No Upward Chain

**Offers In The
Region Of
£549,950**

EPC Rating 'D'





Property Description

Apple Property Solutions are pleased to offer this Well Presented Extended Detached Property with Historic Reference as a Former Farmhouse. Situated in a Popular Residential Location, Close to Local Amenities, Transport Links and Schooling. The Property Comprises of Drive with Block Paved Edging and Pebble Grounds, Double Glazed Porch, Reception Entrance, Extended Lounge, Extended Dining Area, Spacious Modern Fitted Breakfast Kitchen, Separate Spacious Utility Room, Downstairs Shower Room and W/C Suite, Reception Room Three/Office Room, Underfloor Heating, Reception Landing, Four Double Bedrooms Upstairs, Ensuite Shower Room with W/C Suite, Family Bathroom, Separate W/C, Double Glazing, Gas Central Heating, Good Size Rear Garden, Freehold, No Upward Chain and Planning Approved for a Further Two Bedrooms in Loft Area.



Approach:

Driveway with Block Paved Edging and Pebble Grounds.

Double Glaze Porch:

Double Glazed Porch Door, Double Glazed Panels to Front and Side.

Reception Hall:

Two Ceiling Light Points, Stairs to First Floor, Panel Radiator, Power Points, Doors to Lounge, and Kitchen.

Extended Lounge

22'8" (max) x (14'7" max/ 12'2" min):

Ceiling light Point, Two Wall Light Points, 'Velux' Window to Rear Ceiling, Double Glazed Window to Front, 'Cast Iron' Original Fireplace with Open Fire, Panel Radiator, Power Points, Grey 'Oak' Effect Flooring with Under Floor Heating and Bi Folding Doors to Rear Garden.

Spacious Modern Fitted Breakfast

Kitchen 18'3" (max) x 14'2" (max):

Four Ceiling Downlighters, Two Ceiling Light Points, Double Glazed Window to Front, A Fitted Range of Recently Installed Contemporary Wall, Tower and Base Units, 'Oak' Effect Roll Top Work Surfaces, Composite Single Sink and Drainer Unit with 'Swan' Neck Mixer Tap, Tiled Splashbacks, Power Points, Integrated Tall Fridge into Tower Unit, Integrated Tall Freezer into Tower Unit, Five Ring Induction Hob into Island, Integrated Electric Cooker into Island, Feature Fireplace Consisting of



Original 'Oak' Beam, Multi Fuel Inglenook Stove and Tiled Hearth, Grey 'Oak' Effect Laminate Flooring with Under Floor Heating.

Extended Dining Area

14'7" (max) x 10'4" (max):

Two Ceiling Light Point, 'Velux' Window to Ceiling, Panel Radiator, Power Points, Grey 'Oak' Effect Laminate Flooring with Under Floor Heating and Bi Folding Doors to Rear Garden.



Utility Room 10'8" (max) x 8' (max):

Ceiling Light Point, Double Glazed Window to Front, Fitted Base Units with Work Surfaces, 'Stainless Steel' Circular Sink with 'Swan' Neck Mixer Tap, Tiled Splashbacks, Plumbing for Washing Machine, Plumbing for Dishwasher, Space for Tumble Dryer, Power Points, Panel Radiator Grey 'Oak' Effect Laminate Flooring with Under Floor Heating.



Downstairs Shower Room

7' (max) x 4'9" (max):

Ceiling Light Point, Corner Shower Cubicle with Electric Shower, Vanity Wash Hand Basin, Low Level Close Coupled W/C, 'Chrome' Electric Towel Rail and Under Floor Heating.





Office Room/Reception Room Three
10'3" (max) x 9'8" (max): Ceiling Light Point, Velux Window to Ceiling, Double Glazed Window to Rear, Panel Radiator, Power Points and Under Floor Heating.



Reception Landing
 Ceiling Light Point, Loft Access, Double Glazed Window to Side, Storage Cupboard Housing Combi Boiler, Doors to Bedrooms and Bathrooms.



Bedroom One
15'1" (max) x 10'5" (max): Ceiling Light Point, Double Glazed Window to Rear, Built in Vanity Cupboard, Panel Radiator and Power Points.



Bedroom Two
(11'5" max/9'5" min) x 8'6" (max): Ceiling Light Point Double Glazed Window to Rear, Built in Wardrobe, Panel Radiator and Power Points.

Bedroom Three
9'6" (max) x 8'6" (max): Ceiling Light Point, Double Glazed Window to Rear, Panel Radiator and Power Points.

Bedroom Four 13'6" (max) x 8' (max):
 Ceiling Light Point, Double Glazed Window to Rear, Power Points and Under Floor Heating.



En-Suite 7'10" (max) x 4'2" (max):

Two Ceiling Light Points, Double Glazed Pattern Obscured Window to Front, Fully Tiled Walls, Corner Shower Cubicle with Electric Shower, Vanity Wash Hand Basin, Low Level Close Coupled W/C and Under Floor Heating.

Family Bathroom

6'5" (max) x 5'10" (max):

Ceiling Light Point, Bluetooth Speaker into Ceiling, Mostly Tiled Walls, Bathroom Suite Comprising of 'P' Shaped Panelled Bath, 'T' Bar Mixer Shower, Pedestal Wash Hand Basin, 'Chrome' Electric Towel Rail and Under Floor Heating.



Separate W/C 5'9" (max) x 2'7" (max):

Ceiling Light Point, Double Glazed Pattern Obscured Window to Front, Low Level Close Coupled W/C and Cloakroom Vanity Wash Hand Basin.



Rear Garden:

Fenced Perimeter, Slabbed Patio, Borders of Trees, Laid Lawn,

Side Garage 18'9" (max) x 18'2" (max):

Single Garage, Two Ceiling Light Points, Power Points and 'Aluminium' Folding Garage Doors and Tradesman Door to Rear.





