



5 Lelant Grove, Birmingham

£435,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom semi-detached home for sale. Situated within a quiet cul-de-sac in a prime Harborne location, the property boasts modern and neutral décor throughout.

The property comprises driveway parking for multiple vehicles and garage with integrated utility area. Inside offers a welcoming entrance hallway, two reception rooms and fitted kitchen. The first floor boasts two double bedrooms, a further single bedroom and family bathroom. A converted loft provides a versatile additional room, ideal as a home office, playroom or occasional bedroom.





Entrance Hallway / Porch

Welcoming porch leading to carpeted entrance hallway, featuring ceiling light point and stained glass window to side elevation.

Dining Room

Spacious dining room with large bay window to front elevation, completed with carpeted flooring, picture rail, ceiling light point and central heating radiator.

Lounge

Bright reception room flooded with natural light from the uPVC double glazed French door opening onto the garden. Including a feature fireplace with a timber surround, carpeted flooring, picture rail and central heating radiator.



Kitchen

Neutral partial tiled kitchen with a range of fitted base and wall units, including integrated oven, grill, gas hob and extractor fan. With a large double glazed window to rear elevation overlooking the garden, the room is complete with laminate flooring, central heating radiator and LED panel lights.





Garage / Utility Room

Accessed directly from the kitchen, the large garage has been partially converted to create a practical utility area with plumbing for a washing machine and tumble dryer, while also housing the boiler. A uPVC door provides access to the rear garden, and the garage can also be accessed externally via the up-and-over garage door from the driveway.

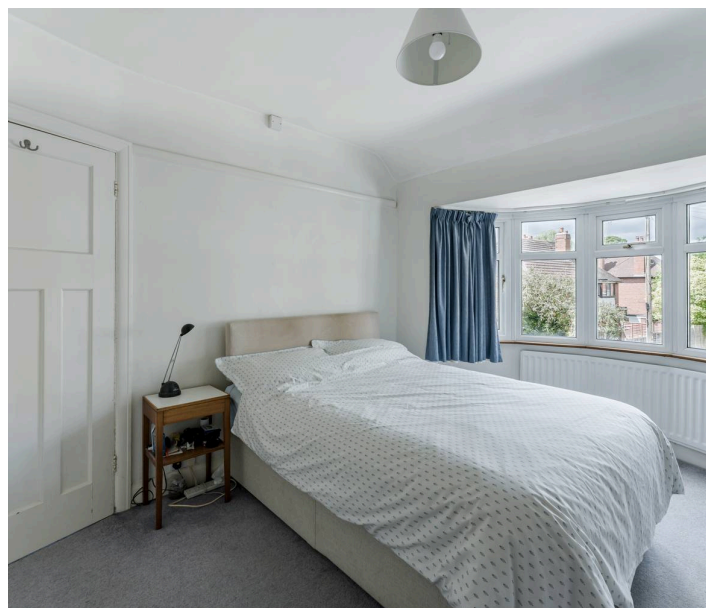
Bedroom One

A spacious double bedroom with large double glazed bay window to rear elevation, as well as fitted wardrobes providing built-in storage with full-height cupboards and overhead units. Finished with carpeted flooring, ceiling light pendant and gas central heating radiator.



Bedroom Two

Large double bedroom, featuring double glazed bay window to front elevation, carpeted flooring, ceiling light pendant and central heating radiator.





Bathroom

Spacious family bathroom comprising a panelled bath with shower over and white tiling, complete with wash hand basin and low-level WC. The room has two uPVC double glazed obscure windows to rear and side elevation, as well as patterned tile-effect flooring and central heating radiator.

Bedroom Three

Further bedroom with double glazed window to front elevation, carpeted flooring and central heating radiator.

Loft Room

Additional room in converted loft space, providing ample storage, complete with large Velux window to rear elevation allowing floods of natural light, as well as carpeted flooring.

Garden

Extensive private garden predominantly laid to lawn, paved patio area with paved path leading to further patio area to the rear and storage shed.



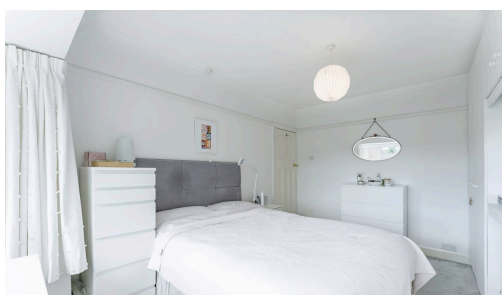
Council Tax band: C

Tenure: Freehold

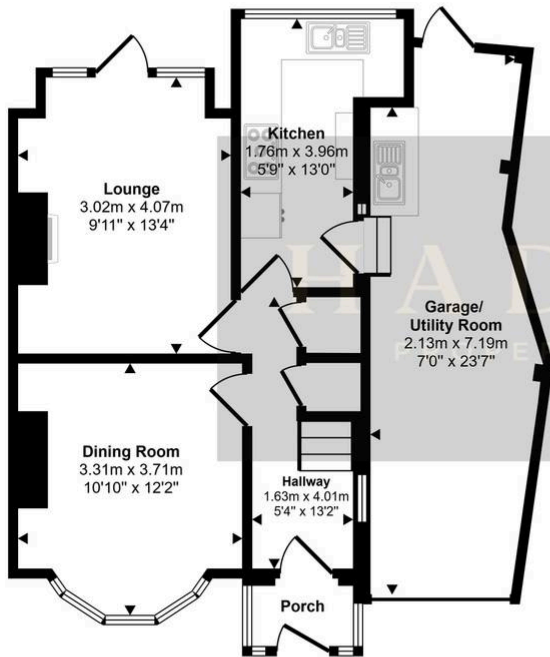
Energy performance certificate: D



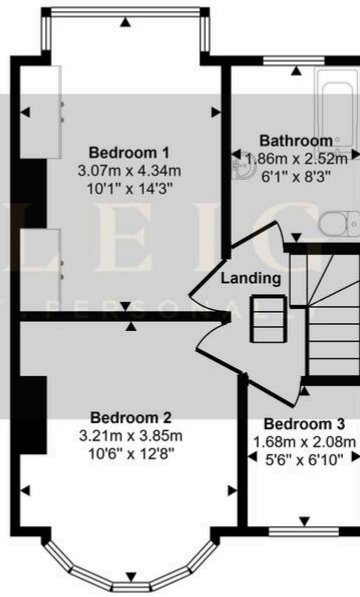
- › Three bedroom semi-detached home
- › Quiet cul-de-sac location
- › No upward chain
- › Two reception rooms
- › Driveway parking
- › Garage with utility area
- › Converted loft room



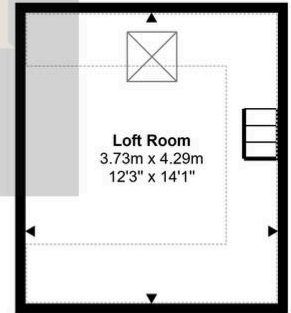
Approx Gross Internal Area
112 sq m / 1208 sq ft



Ground Floor
Approx 59 sq m / 632 sq ft



First Floor
Approx 37 sq m / 403 sq ft



Second Floor
Approx 16 sq m / 173 sq ft

Denotes head height below 1.5m

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.