



**Stableford Close, BIRMINGHAM B32 3XL**

**welcome to**

## **Stableford Close, BIRMINGHAM**

Stunning five-bedroom detached home in a quiet B32 cul-de-sac, offering an open-plan living/dining space, master en-suite, ground-floor w.c., private driveway and a well-kept rear garden a spacious, move-in-ready family home this home offers a unique opportunity to acquire a large family.

### **Agent Note**

This property is council tax band E.

### **Approach**

Set back behind a private block paved driveway, small step up to front door, access to garage, small lawned area.

### **W.C.**

Low flush W.C, central heating radiator, hand wash basin with mixer tap, storage beneath and mirror above, ceiling light point, walls fully tiled.

### **Dining/Living Room**

27' 2" x 16' 11" ( 8.28m x 5.16m )

Double glazed bay window to front, one to rear and double patio doors to rear garden, central heating radiator, feature fire surround, ceiling light point & ceiling spotlights, laminate flooring, archway to front door, door to w/c, and door to small hall where stairs to first floor are located.

### **Kitchen/Diner**

19' 8" x 11' 10" ( 5.99m x 3.61m )

Double glazed window to rear & door to garden, range of matching wall and base units with worktops over, integrated oven and hob with extractor hood over, central heating radiator, space for American fridge freezer, 2 ceiling light connections, sink & drainer with mixer tap, space for dining table.

### **Landing**

Double glazed window to side, loft access, electric points, ceiling light point, doors onto the 5 bedrooms and main bathroom.

### **Bedroom 1**

11' 1" x 10' 6" including wardrobe. ( 3.38m x 3.20m

including wardrobe. )

Double glazed window to front, central heating radiator, built in storage/wardrobe, ceiling light point, carpeted, door onto en-suite.

### **En-Suite**

7' 8" x 7' 5" ( 2.34m x 2.26m )

Double glazed window to side, walk in shower with glass doors, low flush w/c, hand wash basin with storage beneath and mirror above, central heating radiator, ceiling light point, heated towel rail.

### **Bedroom 2**

13' 1" x 11' 2" ( 3.99m x 3.40m )

Double glazed window to rear, central heating radiator, carpeted, ceiling light point.

### **Bedroom 3**

15' 2" x 10' 8" ( 4.62m x 3.25m )

Double glazed window to front, ceiling light point. central heating radiator, carpeted.

### **Bedroom 4**

9' 6" x 9' 6" ( 2.90m x 2.90m )

Double glazed window to front, ceiling light point. central heating radiator, carpeted.

### **Bedroom 5**

8' 10" x 8' 10" ( 2.69m x 2.69m )

Double glazed window to rear, central heating radiator, carpeted, ceiling light point.

### **Bathroom**

8' 9" x 6' 7" ( 2.67m x 2.01m )

Fully tiled walls, lino flooring, LED mirror above hand wash basin, wash hand basin with mixer tap and storage beneath, low flush w/c, full size bathtub and shower over with glass door & shower curtain, window to rear, heated towel rail, ceiling light point.





### **Garden**

Lawned area, patio area, outside tap, walls & fencing surround for privacy, small feature wall, array of shrubbery & mature trees.

### **Garage/Utility**

17' 11" x 8' 5" ( 5.46m x 2.57m )

Garage currently being used as a utility room.  
Access from front of property, also has door into hallway of the property.



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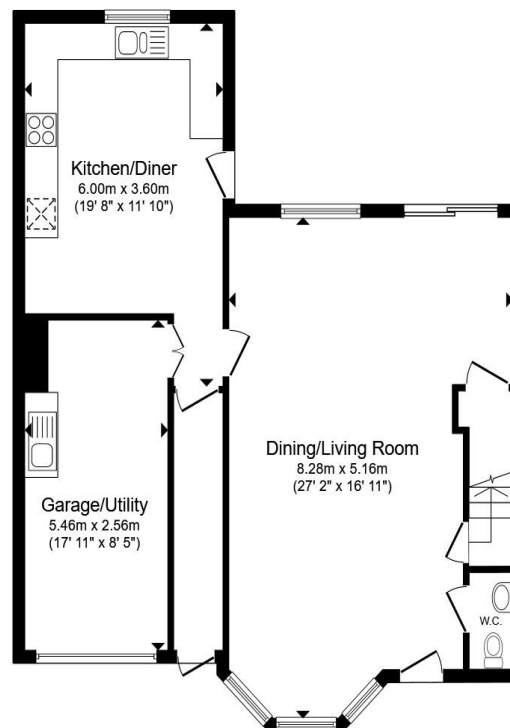
## Stableford Close, BIRMINGHAM

- FIVE - BEDROOM FAMILY HOME
- TWO BATHROOM
- OPEN-PLAN LIVING AND DINING ROOM
- MASTER BEDROOM WITH PRIVATE EN-SUITE
- GROUND FLOOR W.C.

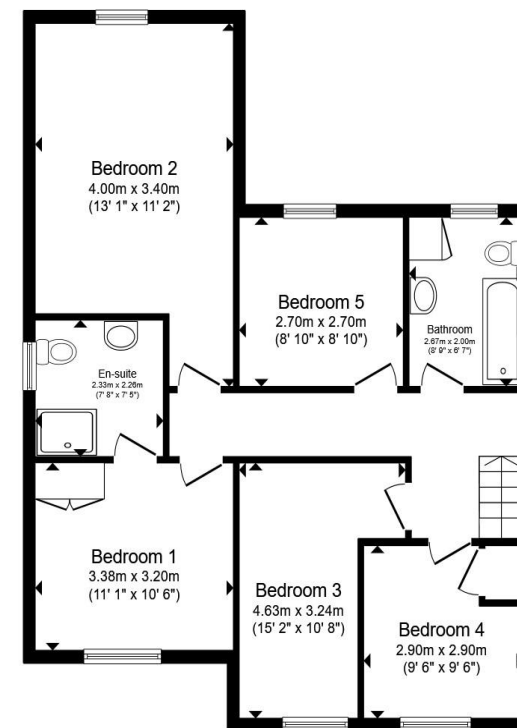
Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£500,000**



**Ground Floor**



**First Floor**

Total floor area 158.9 m<sup>2</sup> (1,710 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)



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