



**Black and White**  
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1 HOLBROOK GROVE, BIRMINGHAM, B37 7GF  
OFFERS OVER OF £455,000





New to the market this beautiful Modern 4 bedroom detached property is ideally located within walking distance of Marston Green Railway Station as well as transport links into both Coleshill, Castle Bromwich and Birmingham City Centre. Local road connections to the M6, M42 and the A45 into Coventry. Birmingham International Airport is also only a short distance away.

#### **Ground Floor**

##### **Porch**

UPVC double glazed window to sides, secure entrance door, solid oak entrance door to:

##### **Entrance Hall**

Tiled flooring, stairs with oak banister solid oak door to:



### **Kitchen/Dining Room**

6.24m (20'6") x 3.63m (11'11")

Fitted with a matching range of base and eye level units with worktop space over with underlighting, Belfast sink, built-in integrated Fridge and freezer, double oven, built-in microwave, Upvc Double Glazed window to rear, Storage cupboard, double radiator, uPVC double glazed French patio door leading to the garden, double oak doors to Lounge, Tiled floor open plan to:

### **Kitchen Area**

2.47m (8'1") x 1.59m (5'3")

Housing matching units with built in Coffee Machine, door to

### **WC**

Solid Oak Door, UPVC double Glazed Window to side, fitted with two-piece suite comprising, corner wash hand basin and low-level WC.

### **Lounge**

4.65m (15'3") max x 3.31m (10'10")

Fitted carpet, Upvc Double glazed Bay window to front various power points.



### **Reception Room**

4.05m (13'4") x 3.15m (10'4")

This second reception is beautifully decorated overlooking the garden with UPVC Double Glazed windows to rear and side, various power points uPVC double glazed French patio door leading to rear garden.



### **Garden Room**

Upvc French door, supplied with electricity the perfect sanctuary away from a busy home.

### **Garage**

Whilst the garage space is reduced, this still offers ample storage at the front of the property, with an up and over door.

### **Outside space**

To the front there is a driveway with access for 3 to 4 cars.

To the rear the garden is an enclosed sanctuary of well-established boundary plants and patio areas.





## First Floor

### Landing

Fitted Carpet throughout, Solid Oak doors leading to

### Bedroom 1

3.92m (12'10") max x 3.06m (10')

Fitted Carpet, UPVC Double Glazed window to the front, Built in sliding wardrobes, Various power points, Double radiator and solid Oak door to:



### En-suite

Fitted with three piece comprising vanity wash hand basin, shower cubicle with fitted electric shower and low-level WC, tiled surround, UPVC Double Glazed window to front, heated towel rail.



### Bedroom 2

3.20m (10'6") x 3.17m (10'5") plus 0.69m (2'3") x 0.69m (2'3")

Fitted Carpet, Upvc Double Glazed Window to rear, double radiator, Various power points and solid Oak door.



### Bedroom 3

3.04m (10') x 2.61m (8'7") plus 0.83m (2'9") x 0.83m (2'9")

Fitted carpet, UPVC Double Glazed Window to front, double radiator, various PowerPoints and solid Oak door.



#### **Bedroom 4**

2.72m (8'11") x 2.11m (6'11")

Fitted carpet, UPVC Double Glazed Window to rear, Various PowerPoints, Double Radiator and solid Oak door.

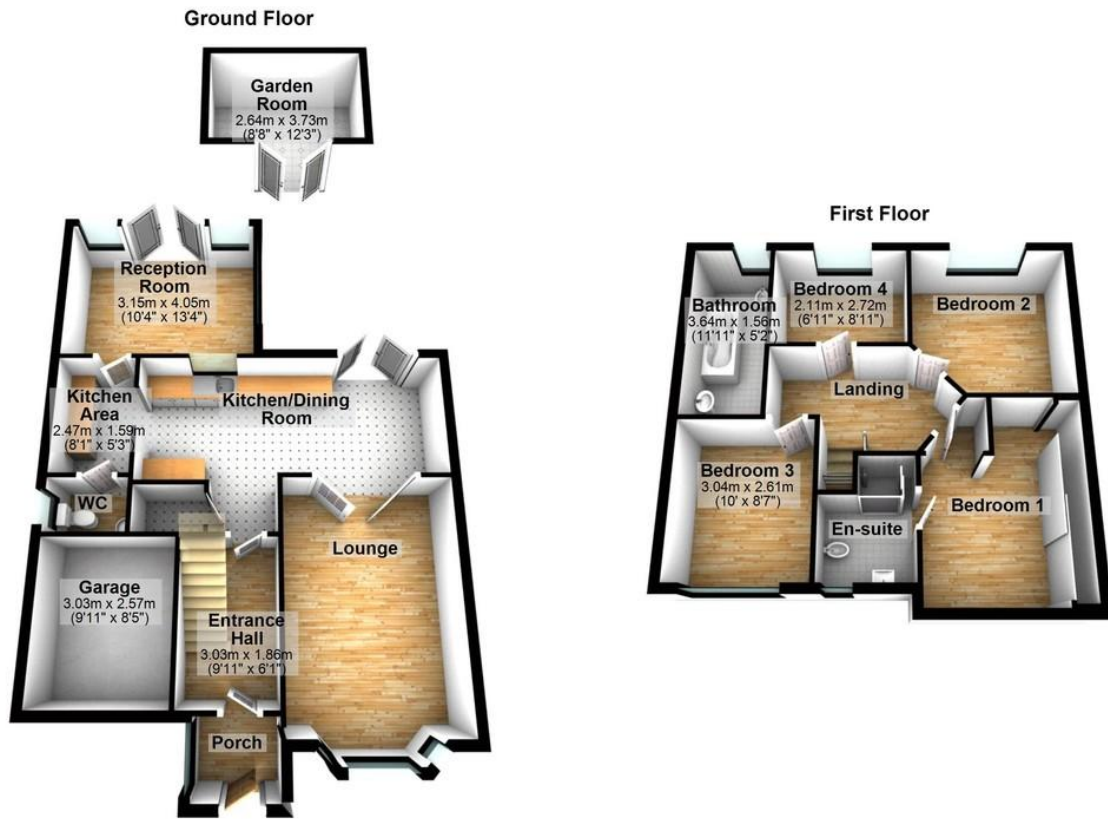
#### **Bathroom**

Fitted with three-piece suite comprising of deep to the floor freestanding bath, wash hand basin and low-level WC, Heated Towel rail and UPVC Double Glazed window to rear.

#### **Disclaimer**

Some or all information pertaining to this property may have been provided solely by the vendor, and although we always make every effort to verify the information provided to us, we strongly advise you to make further enquiries before continuing.

If you book a viewing or make an offer on a property, you are doing so under the knowledge that this information may have been provided solely by the vendor, and that we may not have been able to confirm the information or test any equipment and any measurements are approximate. We therefore strongly advise you to make further enquiries before completing your purchase of the property to ensure you are happy with all the information provided



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