



smarthomes

## Plot 2 Grovewood Gardens, Grovewood Drive

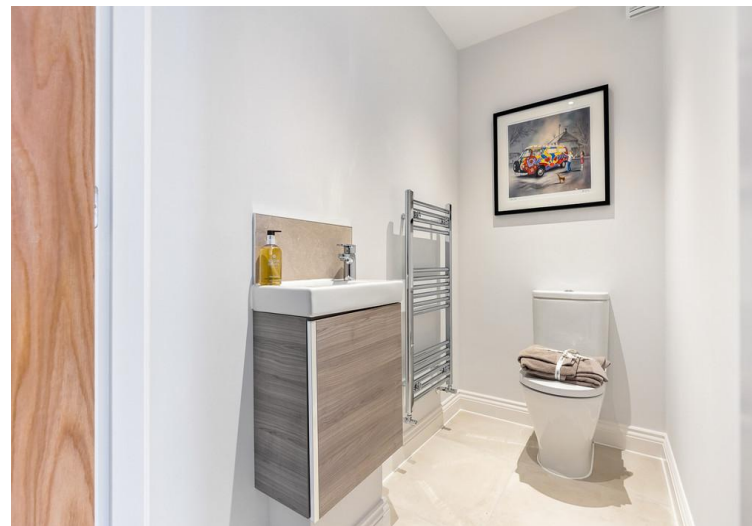
Kings Norton, Birmingham, B38 8NT

- A Newly Constructed Detached Property
- Four Bedrooms
- Superb Dining Kitchen with "A" Rated Appliances
- High Quality ROCA Sanitary Ware to Bathroom and Guest W.C

**£400,000**

EPC Rating - 95

Current Council Tax Band - TBC





## Property Description

One of three newly constructed "A" rated detached family homes situated in a most convenient location and benefiting from energy saving extras including 3.3kw PV solar panels, EV charging point, 500mm loft insulation, 150mm floor insulation, 125mm cavity wall insulation and triple glazing. Offering accommodation comprising a spacious lounge, superb dining kitchen with "A" rated integrated appliances, utility room, guest W.C, four bedrooms, luxury family bathroom, landscaped Southerly facing rear garden, driveway parking and a 10 Year ICW builders warranty

The property is set back from the road behind a block edged tarmac driveway providing off road parking with an EV charging point, planted borders and a storm porch with a Solidor composite front door leading into



### Entrance Hallway

With LED ceiling spot lights, radiator, stairs leading to the first floor accommodation with under stairs storage cupboard, porcelain tiled flooring and oak door leading off to

### Spacious Lounge to Front

13' 9" x 13' (4.19m x 3.96m) With UPVC triple glazed window to front elevation, wall mounted radiator and ceiling light point

### Superb Dining Kitchen to Rear

20' 10" x 14' (6.35m x 4.27m) Being fitted with a range of wall, base and drawer units with a Quartz work surface and upstands over incorporating an inset 1 1/2 bowl sink and drainer unit with Franke mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. "A" rated integrated appliances including an eye level electric oven and microwave oven, integrated fridge/freezer and integrated dishwasher. Porcelain tiled floor, radiator, LED ceiling spot lights, under cupboard lighting, acoustic UPVC triple glazed window to the rear aspect, acoustic UPVC triple glazed French doors leading to rear garden and oak door to



### Utility Room

7' 5" x 5' 1" (2.26m x 1.55m) With a fitted base unit with a work surface over incorporating a Franke sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, UPVC triple glazed door to side, porcelain tiling to floor, concealed wall mounted "A" rated gas central heating boiler and ceiling light point



### Guest W.C

Being fitted with a modern white ROCA suite comprising a low flush W.C and floating vanity wash hand basin. Porcelain tiling to splash back areas and floor, chrome heated towel rail and ceiling light point

### Landing

With ceiling light point, obscure triple glazed window to side and oak doors leading off to

### Bedroom One to Rear

14' 2" x 9' 6" (4.32m x 2.9m) With acoustic UPVC triple glazed window to rear elevation, radiator and ceiling light point

### Bedroom Two to Front

10' 8" x 9' 3" (3.25m x 2.82m) With UPVC triple glazed window to front elevation, radiator and ceiling light point





**Bedroom Three to Rear**

14' 6" x 7' (4.42m x 2.13m) With acoustic UPVC triple glazed window to rear elevation, radiator and ceiling light point

**Bedroom Four to Front**

11' 10" max x 6' 10" (3.61m max x 2.08m) With UPVC triple glazed window to front elevation, radiator, ceiling light point and oak door to over stairs storage cupboard

**Luxury Family Bathroom to Side**

Being fitted with a luxury white ROCA suite comprising of a panelled bath with Hansgrohe shower and glass shower screen, floating vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, LED ceiling spot lights and an obscure UPVC triple glazed window to the side elevation

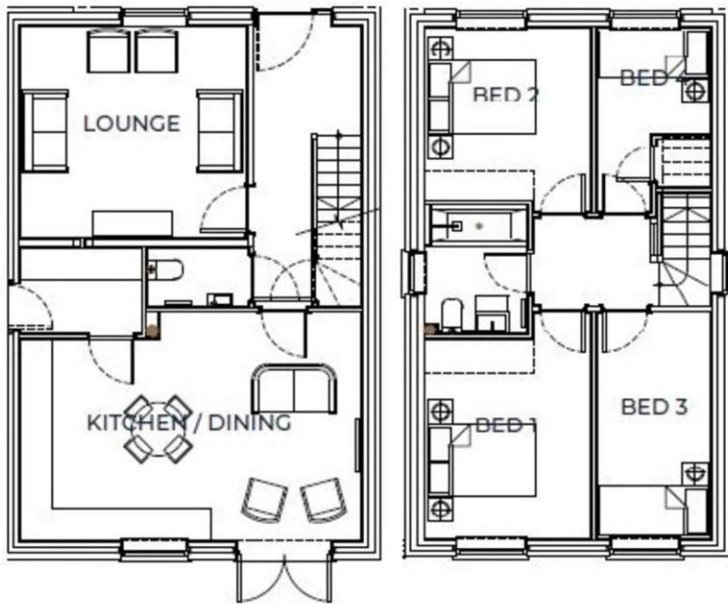


**Landscaped Southerly Facing Rear Garden**

Being mainly laid to lawn with paved patio area, cold water tap, security lighting, gated side access and panelled fencing to boundaries

**Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - TBC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>	95	95
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.