



smarthomes

Plot 1 Grovewood Gardens, Grovewood Drive

Kings Norton, Birmingham, B38 8NT

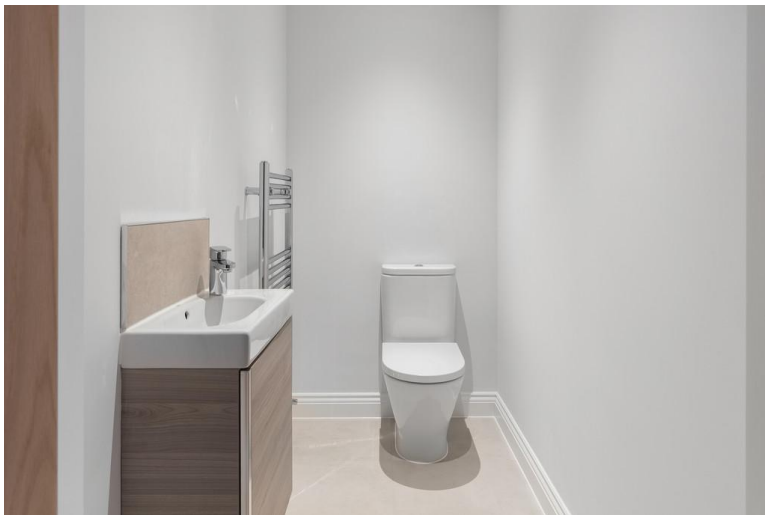
- A Newly Constructed Detached Property
- Four Bedrooms
- Superb Dining Kitchen with A Rated Appliances
- High Quality ROCA Sanitary Ware to Bathroom and Guest W.C

£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 and 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' 0" (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' x 6' 7" (4.27m x 2.01m) 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

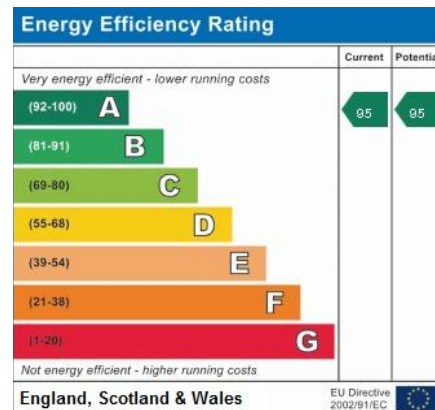
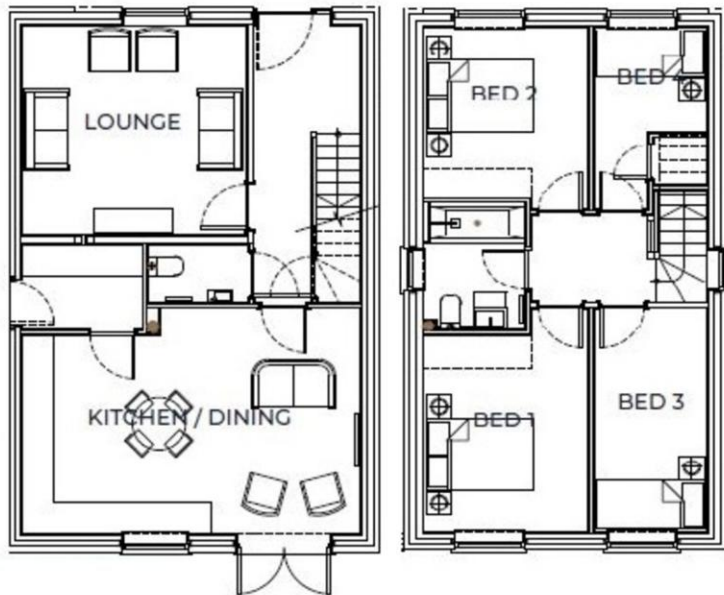
Landscaped Southerly Facing Rear Garden

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



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