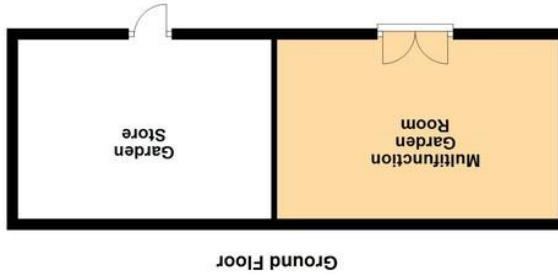
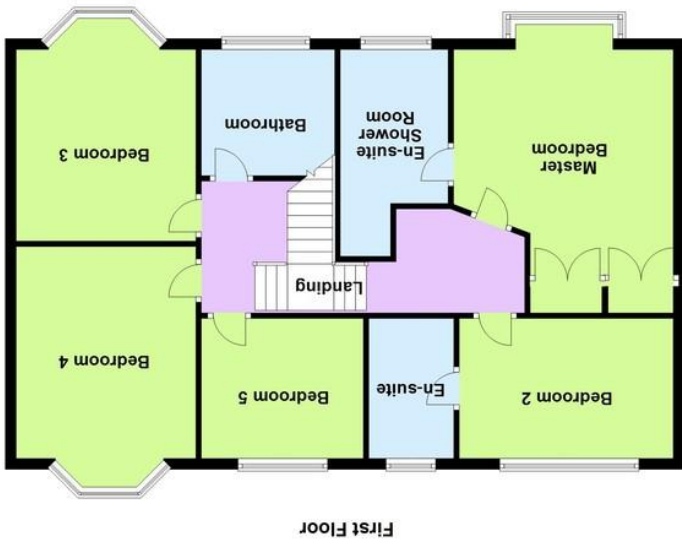


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

Walmley | 0121 313 1991



- AN IMPRESSIVE FIVE BEDROOM EXECUTIVE DETACHED
- TWO RECEPTION ROOMS
- SUPERB COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM
- FIVE BEDROOMS - TWO WITH EN-SUITE
- GOOD SIZED LANDSCAPED REAR GARDEN
- DOUBLE GARAGE AND MULTI VEHICLE DRIVEWAY

Grange Road, Erdington, Birmingham, B24 0ES

£575,000



Property Description

HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION - This impressively extended FIVE bedroom executive style detached occupies this highly sought after location close to amenities including the shops and amenities within Erdington with public transport on hand including Erdington train station within walking distance and transport links providing easy access into both Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. The extended accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Welcoming reception hallway, two reception rooms, superb open plan comprehensively fitted kitchen/breakfast room, utility, landing, family bathroom and FIVE excellent bedrooms two with en-suite. Outside to the front the property is set back behind a multi vehicle driveway giving access to the double garage and to the rear is a good sized well maintained enclosed rear garden. Early internal viewing of this superb property is highly recommended and in more detail the accommodation comprises:

OUTSIDE To the front the property occupies a commanding position on the road set back behind a full width multi vehicle driveway providing access to double garage.

ENCLOSED PORCH Approached via leaded double glazed French doors with matching side screens.

WELCOMING RECEPTION HALLWAY Being approached via leaded double glazed entrance door with matching leaded double glazed side screen, feature beamed ceiling, fitted plate rail, radiator, laminate flooring, useful built-in under stairs storage, meter cupboard and doors off to reception rooms and extended open plan kitchen / diner.

FRONT RECEPTION ROOM 14' 10" into bay x 10' 11" (4.52m x 3.33m) The focal point of the room is a feature fire place with wooden surround and hearth fitted with electric fire, space for dining table and chairs, laminate flooring, radiator, coving to ceiling and leaded effect double glazed bay window to front.

REAR RECEPTION ROOM 15' 5" into bay x 10' 10" (4.7m x 3.3m) Having feature fire place with surround and hearth fitted with coal effect gas fire, coving to ceiling, radiator and walk-in double glazed bay window with double glazed French doors giving access out to rear garden.

EXTENDED KITCHEN DINER / FAMILY ROOM 28' 4" max x 10' 5" max (8.64m x 3.18m) Having been refitted with a Wren Bespoke range of contrasting wall and base units with Corian worktop surfaces over, incorporating inset sink unit with mixer tap, fitted induction hob with stylish Neff extractor hood over, built-in dual ovens with plate warming drawer, integrated fridge and freezer, integral dishwasher, integrated wine chiller, Karndean flooring, down lighting, two feature designer radiators, double glazed bi-folding doors giving access out to rear garden, space for dining table and chairs, double glazed window to rear, pedestrian access door to garage and glazed door through to utility room.

UTILITY ROOM Having inset sink unit with mixer tap and splash back surrounds, space and plumbing for washing machine and further appliance, Karndean flooring, double glazed windows to side and rear elevations, double glazed door giving access out to rear garden, feature designer radiator and sliding door through to guest cloakroom.

GUEST CLOAKROOM Being refitted with a white suite comprising pedestal wash hand basin with mixer tap and splash back, low flush WC, Karndean flooring, feature designer radiator, opaque double glazed window to rear elevation, extractor and useful built-in storage cupboard.



SPLIT LEVEL LANDING Being approached via staircase from hallway with access to loft and doors off to bedrooms and bathroom.

MASTER BEDROOM 15' 3" max x 12' 4" max and 8' 5" (4.65m x 3.76m and 2.56m) Having a range of built-in double wardrobes, down lighting, radiator, double glazed leaded effect bay window to front, radiator and door through to en-suite shower room.

EN-SUITE SHOWER ROOM Having a four piece white suite comprising double ended bath with pedestal wash hand basin, high flush WC, full complementary tiling to walls and floors, fully tiled enclosed double shower cubicle with mains fed shower over, down lighting, antique style radiator / heated towel rail, extractor and leaded opaque double glazed window to front elevation.

BEDROOM TWO 12' 7" x 9' 3" (3.84m x 2.82m) Having double glazed window overlooking rear garden, radiator and door through to en-suite shower room.

EN-SUITE SHOWER ROOM Having a white suite comprising pedestal wash hand basin, low flush WC, full complementary tiling to walls and floors, chrome ladder heated towel rail, extractor, fully tiled enclosed double shower cubicle with electric shower over and opaque double glazed window to rear elevation.

BEDROOM THREE 15' 1" into bay x 11' 1" (4.6m x 3.38m) With walk-in leaded effect double glazed bay window to front, laminate flooring and radiator.

BEDROOM FOUR 15' 9" into bay x 10' 11" (4.8m x 3.33m) With walk-in double glazed bay window overlooking rear garden, laminate flooring and radiator.

BEDROOM FIVE 9' 10" x 8' 6" (3m x 2.59m) Having laminate flooring, radiator and double glazed window with views over the rear garden.

FAMILY BATHROOM Having a suite comprising panelled bath with a mixer tap and telephone style shower attachment, pedestal wash hand basin, low flush WC, full complementary tiling to walls and floor, radiator and leaded opaque double glazed window to front elevation.

DOUBLE GARAGE 18' 3" x 20' 2" (5.56m x 6.15m) With automatic up and over door to front, wall mounted gas combination boiler, light and power and pedestrian access door through to kitchen / diner. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a large landscaped well maintained rear garden with raised full width paved patio with wrought iron fencing and steps that lead down to further paved patio and neat lawned garden, fencing and hedgerow to perimeter, gated access to side, block paved pathway leads to the top of the garden, and to the top of the garden there is a further decked sun terrace with fencing to perimeter. There is a useful multi functional garden room / home office and useful garden store and timber sheds.

MULTI FUNCTIONAL GARDEN ROOM 17' 2" x 10' 11" (5.23m x 3.33m) With double glazed French doors to front, light and power, wall mounted electric heater and laminate flooring.

GARDEN STORE 15' 5" x 11' 1" (4.7m x 3.38m) Having light and power and pedestrian access door.

Council Tax Band D - Birmingham City Council
FIXTURES AND FITTINGS as per sales particulars.
TENURE The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.
GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

