



**HADLEIGH**

Estate Agents • Surveyors • Valuers

**29 GRANGE HILL ROAD, KINGS NORTON,  
B38 8RE**



**A SPACIOUS FIVE BEDROOMED DETACHED FAMILY RESIDENCE  
BENEFITING FROM GAS CENTRAL HEATING, DOUBLE GLAZING AND  
DELIGHTFUL GARDEN SITUATED IN THIS POPULAR AND CONVENIENT  
LOCATION.**

**EPC BAND RATING E**

**OFFERS IN THE REGION OF £625,000**



## Location

GRANGE HILL ROAD is situated in Kings Norton which is just outside Birmingham city centre and which dates back to the 13th Century and still retains some of its early 'village' character' particularly around The Green. Today, The Green is a hive of activity with a variety of shops, businesses, monthly Farmer's Market and the renowned 'Mop Fair' which takes place in October every year. Further benefitting from local railway station, regular bus service direct to Birmingham City Centre and direct access to the motorway network links. There are a number of private and independent schools locally including the sought after Kings Norton Girls and Boys Grammar school. The new Queen Elizabeth Medical Centre, Dental Hospital and Birmingham University are readily accessible, as is the new shopping complex at Battery Park in Selly Oak.

## Description

29 GRANGE HILL ROAD is a particularly spacious five bed roomed traditional detached family home situated in this popular residential road in Kings Norton, Set back in an elevated position beyond a tarmac driveway and raised fore garden the accommodation which fully merits an internal inspection comprises at ground floor level an enclosed porch, large reception hall, rear living room, front dining room, breakfast kitchen with a comprehensive range of fitted units and 'Corian' work surface, preparation room, utility and downstairs guest cloakroom. At first and second floor level are five bedrooms, bathroom and separate shower room. To complement the property is an integral garage and a large rear garden. The accommodation comprises:

### Fully Enclosed Porch

With hardwood front door and storage space..

### Reception Hall

12'10" X 11'1" (3.91m X 3.38m)  
Having laid wooden stripped floor, staircase rising off, central heating radiator, walk-in cloaks area, cornice, inner front door.





### **Front Dining Room**

14'0" x 12'5" (4.27m x 3.78m)

Having central heating radiator, several power points, ceiling light point, cornice, double glazed picture window to front.



### **Rear Reception/Living Room**

16'0" x 14'8" (4.88m x 4.47m)

Having as its focal point gas living coal effect fire inset in feature fireplace with hearth beneath, three central heating radiators, feature book shelving, three wall light points, ceiling light point, cornice, several power points, sliding double glazed patio doors leading to the rear garden.



### **Breakfast Kitchen**

18'2" x 12'9" (5.54m x 3.89m)

A comprehensive fully fitted breakfast kitchen fitted with a range of light oak units with 'Corian' work surface to include sunken sink unit and drainer with base units beneath, further base and wall units with pelmet lighting, two 'Siemens' ovens, five ring hob, with 'Corian' splash back, and stainless steel extractor hood, integrated dishwasher and fridge.





### **Separate Breakfast Area**

With ceiling light point, central heating radiator, double glazed picture window and sliding patio doors to the rear.



### **Preparation Room**

10'1" x 8'0" (3.07m x 2.44m)  
Having a range of base and wall units with 'Corian' work surface, sky light, power points, 'Siemens' microwave, door to garage, central heating radiator and access to the rear garden.



### **Cloakroom**

Housing low level WC, vanity wash hand basin, central heating radiator, double glazed window to rear.

### **Separate Utility**

10'0" x 5'11" (3.05m x 1.80m) Having a range of matching base and wall units with 'Corian' work surface, to include sunken sink unit with hot and cold mixer tap over, plumbing for the automatic washing machine, space for tumble dryer and fridge/freezer, sky light, door to front.



### **On the first floor**

A return staircase leads to the galleried first floor landing with two picture windows to front, central heating radiator, ceiling light point and access to:



### **Bedroom One**

14'7" x 12'5" (4.45m x 3.78m)

Having a range of built-in wardrobes, two central heating radiators, several power points, two wall light points, double glazed picture window overlooking the rear garden.



### **Bedroom Two**

14'0" x 12'2" (4.27m x 3.71m)

Having central heating radiator, ceiling light point, double glazed window to front.





### **Bedroom Three**

12'4" x 8'5" (3.76m x 2.57m)

Having central heating radiator, ceiling light point, double glazed window to rear.



### **Bedroom Four**

9'2" x 8'9" (2.79m x 2.67m)

Currently used as a study. Having a range of fitted storage units, shelving and desk, central heating radiator, ceiling light point, double glazed window to front.



### **Part Tiled Family Bathroom**

Comprising panelled bath with hand held shower, separate corner shower cubicle with on-line mixer, vanity wash hand basin, low level WC with concealed cistern, space saver heated chrome towel rail, double glazed window to rear.





### **Separate Shower Room**

Having enclosed shower cubicle, low level WC., wash hand basin, 'Xpelair', space saver heated chrome towel rail, double glazed window to side.



### **Walk In Airing Cupboard**

Walk-in airing cupboard housing the gas boiler providing gas central heating, insulated water tank, fitted shelving, ceiling light point, window to side.

### **On the second floor**

Staircase leads to an excellent loft conversion.

### **Bedroom Five**

15'1" x 12'6" (4.60m x 3.81m)  
Having power points, two ceiling light points, large walk-in storage cupboards, built-in wardrobe, two 'Velux' sky lights to rear.



### **Outside**

The property is set back in an elevated position beyond a heated tarmac driveway and fore garden. The heating to the driveway is separately controlled and can be independently heated when required.

### **Integral Garage**

With door to front.



### **Extensive Rear Gardens**

The delightful rear garden comprises laid patio with flagged steps up to shaped lawn with established borders, mature shrubs, trees, central rose bed, outside water tap, two garden sheds, with the whole enjoying a high degree of privacy.



### **Rear Elevation**



### **Rear Window View**

Delightful rear garden



### **General Information**

**POSSESSION:** Vacant possession will be given upon completion of the sale.  
**SERVICES:** Mains electricity, gas, water and drainage are available  
**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944





**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**TENURE:** The agents are advised that the property is Freehold.

**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

**VIEWING:** Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>72</b>		<b>63</b>
<b>48</b>		<b>39</b>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

**MISREPRESENTATION ACT 1967**

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

**MISDESCRIPTION ACT 1991**

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".

