

HADLEIGH

PROPERTY . PERSONALLY

17 GREVILLE DRIVE, EDGBASTON, B15 2UU



A TRULY IMPRESSIVE DETACHED RESIDENCE, WITH FOUR BEDROOMS, EN SUITE TO MASTER, FAMILY BATHROOM, TWO RECEPTION ROOMS, DOUBLE GARAGE, PRIVATE SOUTH FACING GARDEN AND GREAT POTENTIAL FOR A LARGE DOUBLE STORY EXTENSION. SITUATED WITHIN A QUIET CUL DE SAC IN THE SOUGHT AFTER AREA OF EDGBASTON

£785,000

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Location

GREVILLE DRIVE is a delightful tree lined private road cul de sac approached from Sir Harry's Road in the heart of this popular residential area of Edgbaston, within easy reach of Birmingham City Centre. Good local schooling is close at hand, both in Harborne and Edgbaston along with a wide variety of recreational amenities to include; Edgbaston Priory Club, Edgbaston Golf Club, Cannon Hill Park and Edgbaston Stadium. Birmingham University, the Queen Elizabeth Medical Complex, the Dental Hospital and excellent motorway network links all easily accessible.

Introduction

GREVILLE DRIVE is a superior property set within an exclusive cul de sac on a larger than average corner plot. On approach the property is set back behind a block set driveway with generous lawn to the side. Inside briefly comprises, entrance hall with stairs leading up to the first floor, guest cloakroom, kitchen, dining room and living room to the rear along with access into the integral double garage. To the first floor, there are four bedrooms, en suite shower room to master and a family bathroom too. Outside you will find the generous south facing rear garden, surrounded by mature trees providing privacy around the perimeter with significant room for extension to the side subject to usual planning

Enclosed Porch

Having double glazed door and windows to front elevation, tiled floor and door into reception hall

Reception Hall

Approached via enclosed porch, central heating radiator, ceiling light point, staircase rising to first floor landing, wood flooring, guest wc and doors into



Cloakroom

Full tiling to walls and floor, low level wc, vanity unit with wash hand basin, ceiling light point, central heating radiator and window to side elevation



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Living Room

24'11" X 13'5" (7.59m X 4.09m) Having dual aspect double glazed windows to front and rear elevations, two ceiling light points, two central heating radiators and French doors to rear opening onto patio



Dining Room

11'3" X 11'0" (3.43m X 3.35m) Accessed via concertina doors in living room, double glazed window to rear elevation, ceiling light point and central heating radiator



Fully Fitted Kitchen

21'8" X 8'9" (6.60m X 2.67m) Double glazed window to rear elevation, a range of wall and base units with contrasting work surfaces, four ring gas hob with extractor hood over, stainless steel 1½ bowl sink with drainer, space for fridge freezer, double glazed window to side, tiled splash back, ceiling light point and wood flooring



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Utility Area

Wall and base units with contrasting work surface, plumbing for washing machine, space for tumble dryer and obscure double glazed door to side elevation



First Floor Accommodation

Stairs rising from ground floor reception hall to first floor landing with access to loft, and cupboard housing gas boiler

Master Bedroom

16'2" X 12'11" (4.93m X 3.94m) Double glazed window to front elevation, central heating radiator and ceiling light point



Dressing Area

Having fitted double sliding wardrobes with mirrors and door into



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En Suite

Obscure double glazed window to front elevation, low level wc, wash hand basin, shower cubicle with shower over, central heating radiator and tiling to walls and floor



Bedroom Two

13'7" X 11'2" (4.14m X 3.40m) Double glazed window to rear elevation, central heating radiator, ceiling light point and double wardrobes



Bedroom Three

11'6" X 8'11" (3.51m X 2.72m) Double glazed window to rear elevation, ceiling light point double wardrobes and central heating radiator



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Bedroom Four

10'11 X 8'10" (3.33m X 2.69m) Double glazed window to rear elevation, ceiling light point and central heating radiator



Family Bathroom

Fully tiled bathroom with panelled bath and hand held shower, low level wc, wash hand basin, shower cubicle with shower over, chrome central heating radiator and obscure double glazed window to front elevation



Outside

Flagstone patio to rear with flower beds, lawn area beyond and mature trees. There is further land to the side of the property which could provide scope to extend subject to usual planning permissions



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

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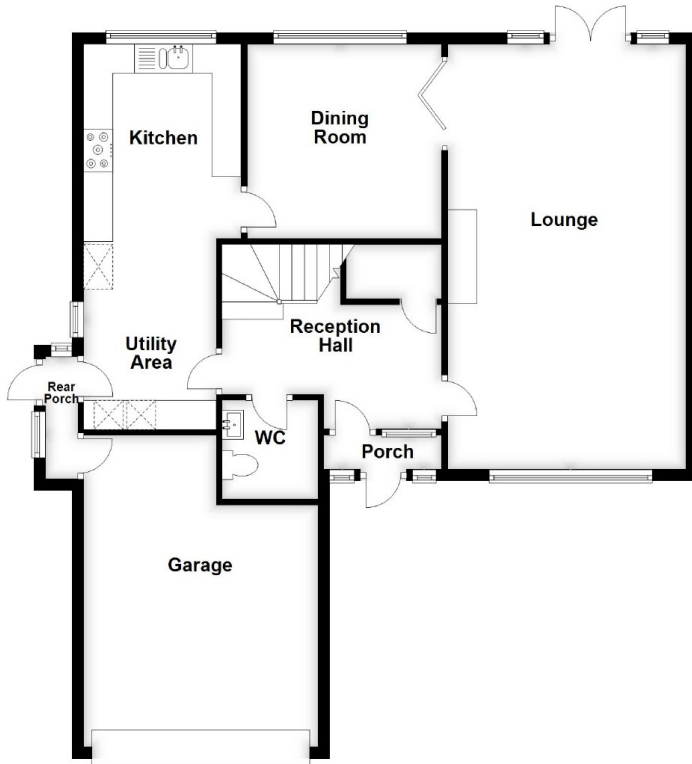
TENURE: The agents are advised that the property is freehold

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.

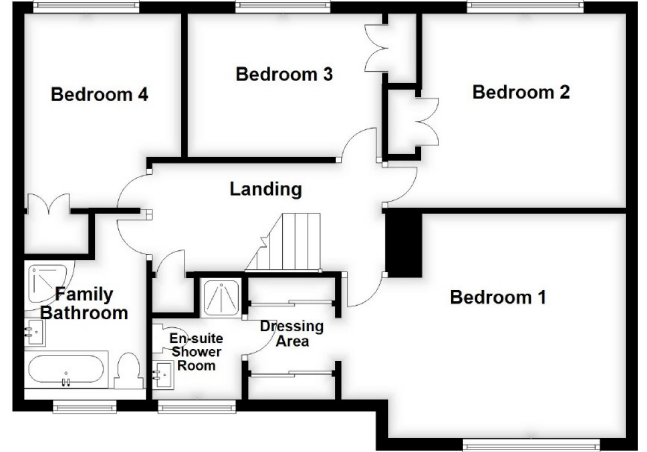
Ground Floor

Approx. 96.1 sq. metres (1034.9 sq. feet)

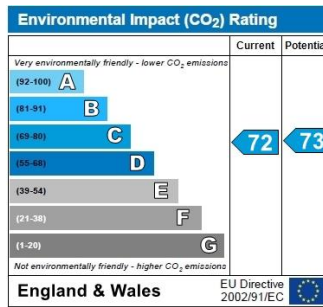
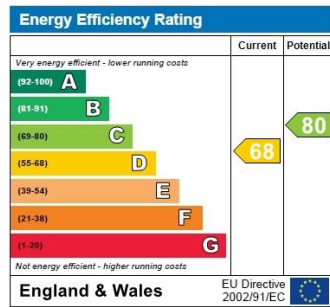


First Floor

Approx. 71.5 sq. metres (769.4 sq. feet)



Total area: approx. 167.6 sq. metres (1804.3 sq. feet)



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".