

FOR SALE



MARTIN & CO

Martineau Drive, Harborne, B32
Offers Over £500,000

MARTIN & CO

- No Chain
- Newly Built in 2016
- En-suite
- Utility

"Location, location, location" are the three words that spring to mind when describing this impressive detached house, situated in the Martineau Gardens development built by Persimmon Homes in 2016.

The property really does offer you your own space and privacy after a hard day's work. "Wow" is one word that comes to mind whilst viewing this property and upon wandering through this amazing home, we are sure that you will be saying the same. There's just nothing to be done other than to pick up your belongings and move straight in. Once you step over the threshold the entrance hall gives you an immediate sensation of warmth and comfort making you soon feel right at home. The family will love the spacious lounge which has plenty of room for the comfiest of settees. The impressive kitchen/diner which was designed, very much, with entertaining in mind is the perfect place to show off your cooking skills. The kitchen area is sleek and modern and has integrated appliances and has ample cupboard space for all your condiments and pots and pans. You can also throw open the French doors from the kitchen and extend those social gatherings into the garden especially on a warm summer's evening. The utility room, a must for any large family, will help keep the laundry at bay and the house tidy. Upstairs, you will also discover five bedrooms, four of which are good sized doubles and an additional single so there is plenty of space for families with children. As well as there being a family bathroom, the master bedroom benefits from having a stunning modern en-suite shower room which will help with the morning rush



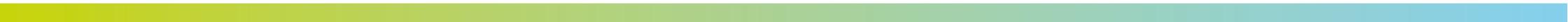
and the downstairs cloakroom is perfect for when friends come calling. Outside, the rear garden is low maintenance which has a patio area making it perfect for barbecues or winding down with a glass of wine after work. There is also plenty of lawn area for the little ones to run around and play. If you're worried about parking, don't be, as there's a driveway large enough for three cars and a garage which is ideal for extra storage or parking that classic car. The house itself is still under NHBC guarantee giving you extra peace of mind.

For those of you unfamiliar with the area, the property is within easy reach to Harborne High Street and local shops and amenities. There are also some highly regarded private and state schools close by and lots of open green spaces nearby for a Sunday afternoon stroll. Did we mention that the property is being sold with no onward chain. We could go on and on, but to fully appreciate this superb home an internal viewing will be required. We look forward to your call.

* Offers welcome on furnishings.

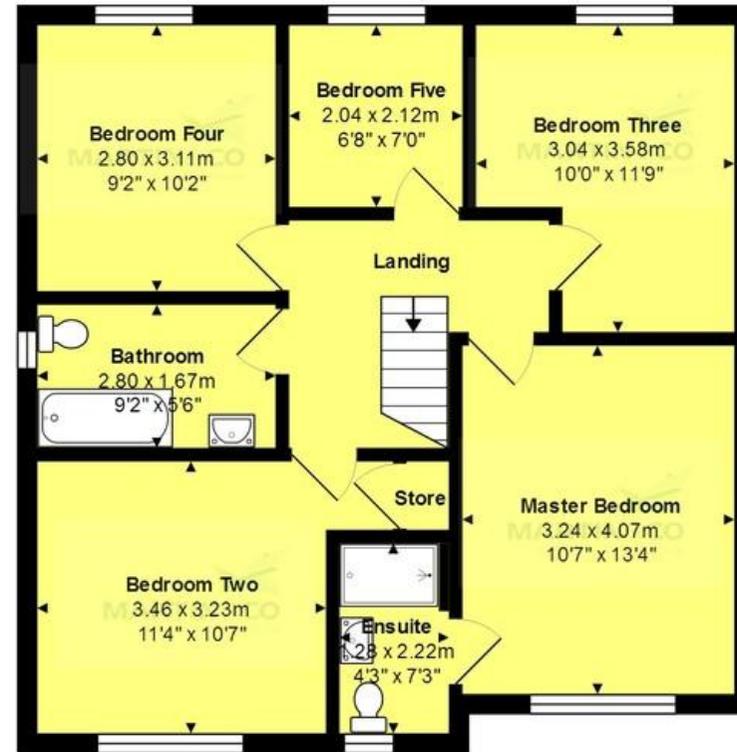


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		





Ground Floor
Area: 66.3 m² ... 713 ft²



First Floor
Area: 66.3 m² ... 713 ft²

Total Area: 132.6 m² ... 1427 ft²

All measurements are approximate and for display purposes only

Martin & Co Birmingham Harborne

143 High Street • Harborne • Birmingham • B17 9NP
T: 0121 427 2020 • E: harborne@martinco.com

0121 427 2020

<http://www.martinco.com>



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