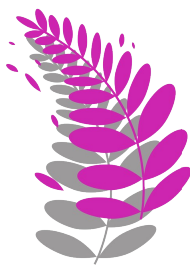


# FERNDOWN

— E S T A T E S —



141 Elmdon Lane, Birmingham, West Midlands, B37 7DN

5 Bed House - Detached

**£675,000**

📍 Receptions 1

🛏 Bedrooms 5

💧 Bathrooms 3



- STUNNING DETACHED HOUSE
- COVERING 220SQMS (2,362 SQFT)
- NEW BUILD & CONTEMPORARY INTERIOR
- SPACIOUS FAMILY KITCHEN DINING SPACE
- GATED DRIVEWAY AND GARAGE
- FIVE BEDROOMS - 2 EN-SUITES
- SHORT DISTANCE TO HS2 HUB & BIRMINGHAM INTERNATIONAL
- SET WITHIN THE SOLIHULL BOROUGH/ WEST MIDLANDS
- 4 MINUTE WALK TO TRAIN STATION
- OFFICE/WORKSHOP



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

EXCLUSIVE TO FERNDOWN ESTATES \*\*TWO SPACIOUS and PRESTIGIOUS Five Bedroom NEW BUILD Detached Properties Located in the heart of Marston Green. Covering 220sqms (2,362 sqft) and including Garage & Office/Workshop. Currently under construction and ready for February 2020. Reservations now being taken with private viewing appointments now available. \*\*

### PROPERTY OVERVIEW & DESCRIPTION



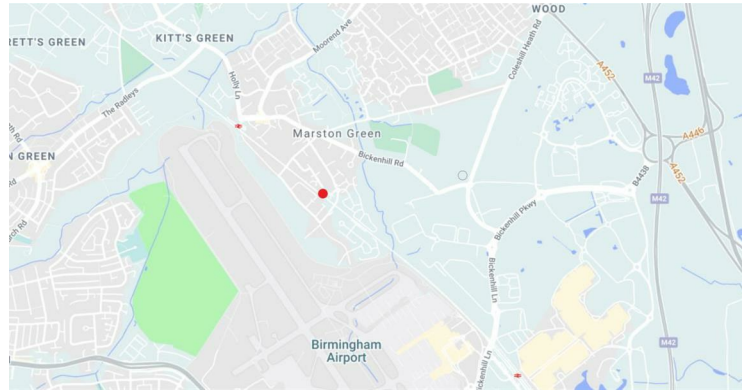
Set back off the desirable Elmdon Lane in Marston Green Village, two stunning five bedroom detached newbuilds are currently under construction and are due to be completed by early February 2021. Set over three levels, the generous sized properties (covering 220sqms of floorspace) comprises of an Entrance Hallway, Lounge, Guest WC and Open Plan Family Kitchen Diner with Feature Atrium Roof Space and a separate Utility. Bi-Fold Doors will give access to the rear garden, Office/Workshop and Garage to the rear.

A staircase to the first floor will give access to Four Bedrooms (including one En-Suite) and a separate Family Bathroom. The second floor provides access to a spacious Bedroom with En-Suite.

Some of the main features of the property include:

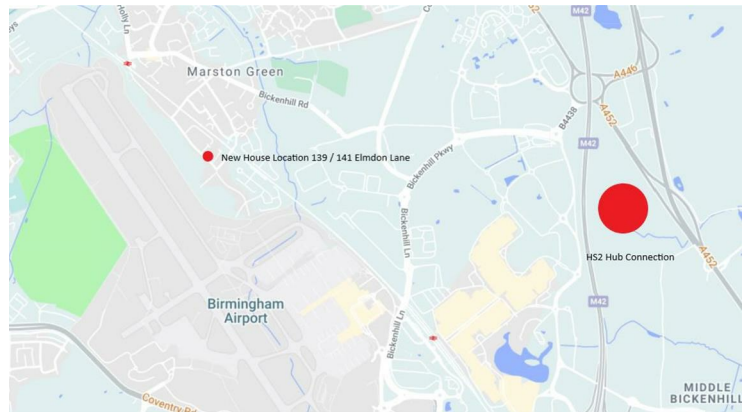
Under floor heating with Karndean flooring, Neff appliances, Motorised Garage Door and Fitted Kitchenette and WC in the Office/ Workshop.

### PROPERTY LOCATION



The village of Marston Green has been a sought after location due to the popular local schools which have high Ofsted Ratings and the local train station which offers regular train journeys into Birmingham City Centre (9minutes) and Birmingham International Train Station, Airport and extremely popular Resorts World (4 minutes). The new HS2 Hub Interchange will be located within a short distance from the property

### Close to HS2 Hub



### GROUND FLOOR

Entrance Hallway

Guest WC

Living Room

Open Plan Kitchen/ Diner & Breakfast Area

Utility

Bedroom One

En-Suite Bedroom One

Bedroom Two

En-Suite Bedroom Two

Bedroom Three

**141 Elmdon Lane, Birmingham, West Midlands, B37 7DN**

**Bedroom Four**

**Bedroom Five**

**Family Bathroom**

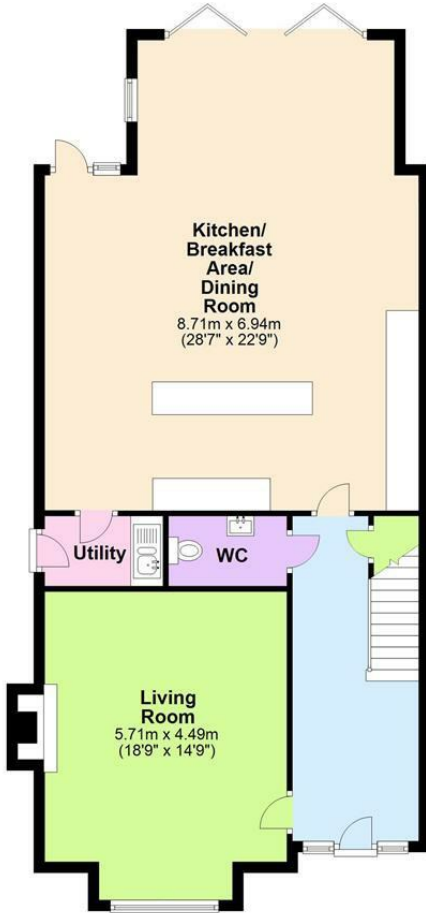
**Garage & Office**

**Guest WC**

# Elmdon Lane

## Ground Floor

Approx. 101.5 sq. metres (1092.8 sq. feet)



## First Floor

Approx. 75.9 sq. metres (816.7 sq. feet)



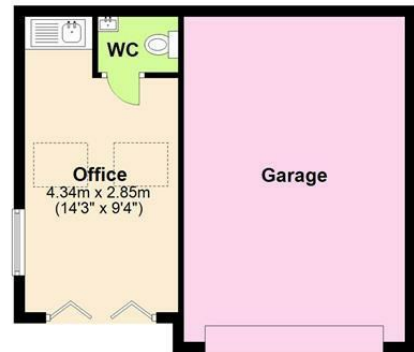
## Second Floor

Approx. 39.6 sq. metres (426.0 sq. feet)

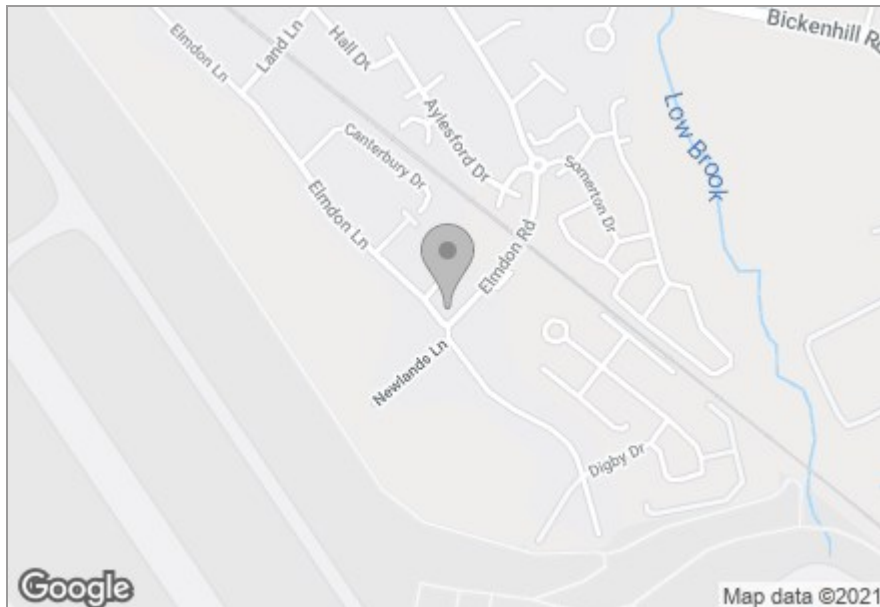


## Outbuilding

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 258.2 sq. metres (2779.6 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

### Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC