

Blackfirs Blackfirs Lane, Birmingham, West Midlands, B37 7JE

5 Bed House - with Land

**Offers Over £775,000**

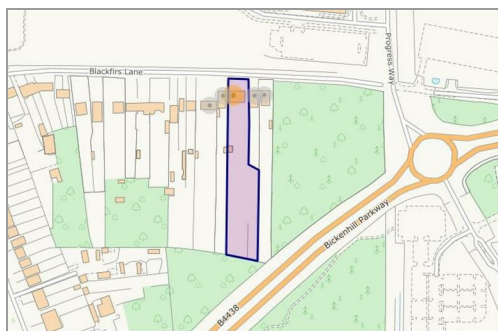
🔦 Receptions 3

🛏 Bedrooms 5

💧 Bathrooms 3



- STUNNING FIVE BEDROOM DETACHED
- SET WITHIN 1.27 ACRES
- CLOSE PROXIMITY TO BIRMINGHAM INTERNATIONAL TRAIN STATION & AIRPORT
- 276 SQ METRES OF FLOOR SPACE
- THREE RECEPTION ROOMS
- DOUBLE GARAGE AND EXTENSIVE DRIVEWAY
- MAIN BEDROOM SUITE TO FIRST FLOOR
- CLOSE TO MARSTON GREEN VILLAGE CENTRE
- CLOSE PROXIMITY TO HS2
- VIDEO WALKTHROUGH AVAILABLE

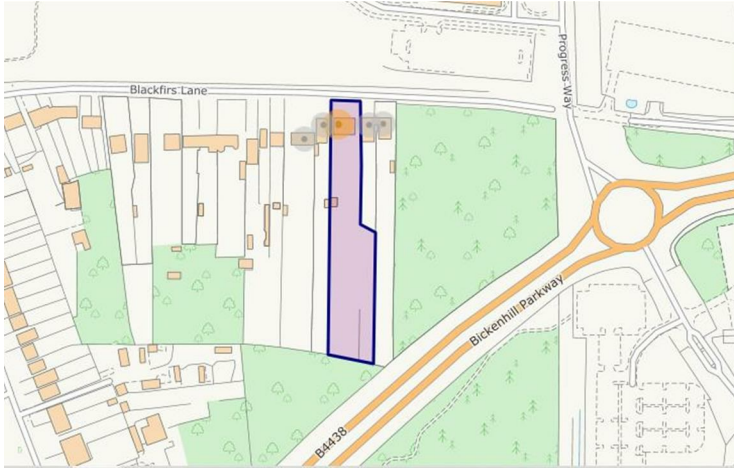




## Blackfirs Blackfirs Lane, Birmingham, West Midlands, B37 7JE

A FANTASTIC DETACHED PROPERTY WITH NO UPWARD CHAIN! This impressive property is set within 1.27 ACRES in a SOUGHT AFTER LOCATION and comprises a DOUBLE GARAGE, EXTENSIVE DRIVEWAY and EXTENSIVE REAR GARDEN. With beautiful period features throughout and covering 275 square metres of floorspace (nearly 3000sqft) this STUNNING FIVE BEDROOM property boasts THREE RECEPTION ROOMS, THREE BATHROOMS, BREAKFAST KITCHEN, UTILITY & CONSERVATORY

### Overview & Approach



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

Blackfirs Lane sits on the outskirts of the village and has a range of bespoke houses with good sized frontages and large rear gardens.

Blackfirs is located towards the end of the lane and has an on off driveway and walled planted bedding areas that front double garages and is within a 1.27 acres of well maintained gardens. The property covers 276sqms of floorspace over two floors and presented throughout to a very high standard.

The property offers five bedrooms to the first floor with the main bedroom benefiting from a spacious En-Suite shower room and separate dressing room, a family bathroom and shower room off bedroom five. To the ground floor, there are three good sized reception rooms with oak features, along with a family Kitchen, conservatory, utility room and two guest WC's.

The rear garden extends to the woodland area which runs alongside Bickenhill Parkway which joins the NEC complex to Birmingham Airport and Business Parks. The garden is planted with ornamental and established trees and extends half way

down to the rear boundary and comes complete with a summer house and shed outbuilding

### Porch



Ceiling downlights with front door leading into grand entrance hallway.

### Entrance Hallway



Ceiling light point, radiator, and stairs rising to first floor doors off:



Front Reception



Overlooking the front of the property, the spacious Front Reception Room has ceiling light points with oak beam features, wall light points and radiators.

Guest WC



Overlooking the front of the property, the Guest WC has a ceiling light point, radiator, wash/ hand basin with low level WC with tiled flooring,

Rear Reception Room



Overlooking the rear of the property with oak beams and light points to the wall and ceiling. The room features an impressive Inglenook fireplace with display windows and beam. Double oak panel doors give access into:



### Dining Room



Overlooking the rear of the property, with ceiling light points, radiator and real wood flooring. The Dining Room has patio doors leading out to:

### Conservatory



Off the Dining Room, the conservatory offers great views of the established rear garden with doors out onto the patio area.

### Kitchen Diner



Overlooking the rear garden, the Kitchen Diner has ceiling lights, two built in double ovens with plate warmer, give gas burner hob with extractor above, and granite surfaces with double sink. Also includes an integrated dishwasher, radiators and tiled flooring. Doorways leading into Double Garage and:



### Utility Area & WC



Off the kitchen and overlooking the rear and side of the property, the Utility includes ceiling light points, granite surfaces, stainless steel sink and drainer unit, plumbing for washing machine and space for other appliances. There is also a built in storage unit, tiled flooring and doorway leading to the downstairs WC.

Overlooking the side of the property, the WC has ceiling light points, heated towel rail, wall hand basin and low level WC with tiled flooring.



### Stairs & Landing



The staircase leads to a spacious landing with display window overlooking the front of the property. Includes ceiling light points, pull down loft ladder, radiator and doors leading off to:

### Bedroom One



Overlooking the rear garden with ceiling light point, radiator point and doors leading into Walk in Dressing Room and En-Suite Shower room.

### Dressing Room

A built in wardrobe with plenty of storage and ceiling light point.



**Bedroom One En-Suite**



Overlooking the front of the property, the impressive En-Suite has a large walk in shower cubicle, wash hand basin with vanity unit, low level WC and heated towel rail.

**Bedroom Two**



Overlooking the rear of the property with ceiling light point and radiator point,

**Bedroom Three**



Overlooking the rear of the property with ceiling light point and radiator point

**Bedroom Four**

A good sized double bedroom which overlooks the front of the property with ceiling light point and radiator point.

**Bedroom Five**



Overlooking the front of the property with ceiling light point and radiator point.



### Bedroom Five En-Suite



With light points, tiled wall and floor covering, WC, Pedestal basin and Shower Cubicle

### Family Bathroom



Overlooking the rear of the property, the large Family Bathroom has a ceiling light point, over-sized shower cubicle with rain drop shower head, freestanding roll-top bath, heated towel rail and tiled flooring.

### Large Family Garden & Grounds



An impressive size garden with a spacious patio area that leads to an extensive rear garden which includes ornamental shrubs, mature trees and a workshop.



The garden extends to the left and behind the end boundary line of the neighbouring property with established hedge and bedding areas







### Double Garage

The Double Garage overlooks the side of the property and provides fantastic storage and access for vehicles with electric motor doors, Also houses the Water Tank and Boiler System.

### Additional Information

We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.



### Gated Side Access



To the left hand side of the property the driveway extends to Double Iron Gates which open onto a gravel drive which extends down the garden to allow vehicle access



# Blackfirs

## Ground Floor

Approx. 161.1 sq. metres (1734.1 sq. feet)

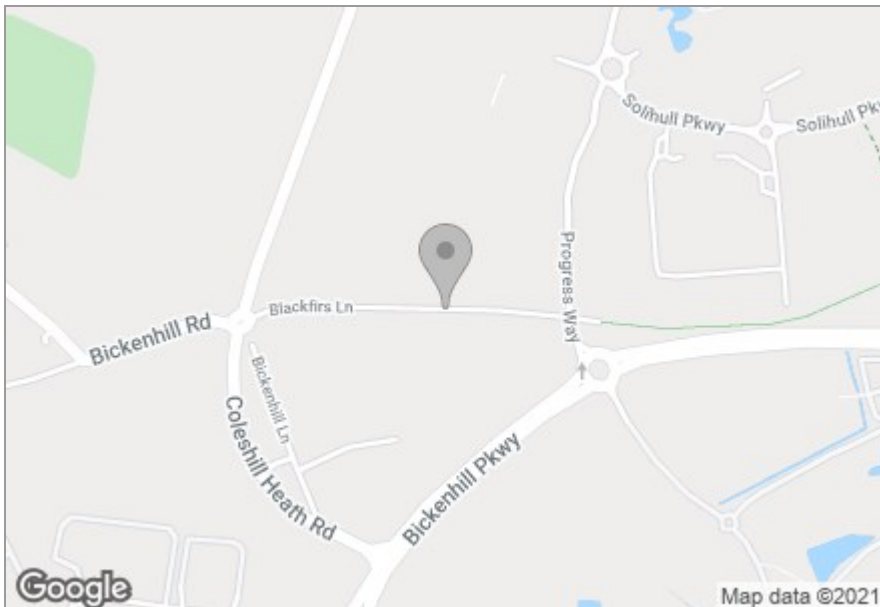


## First Floor

Approx. 114.9 sq. metres (1236.6 sq. feet)

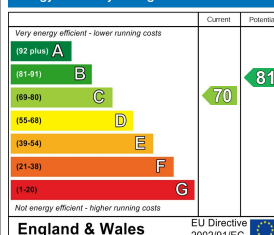


Total area: approx. 276.0 sq. metres (2970.7 sq. feet)



PROPERTY MISEDDESCRIPTIONS 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



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

