

Bearswood Bickenhill Lane, Birmingham, West Midlands, B37 7EY

4 Bed House - Detached

Offers Over £450,000

🏠 Receptions 2

🛏 Bedrooms 4

🚿 Bathrooms 3



• DETACHED PROPERTY WITH NO UPWARD CHAIN

• FOUR DOUBLE BEDROOMS

• FAMILY BREAKFAST KITCHEN WITH DINING AREA & UTILITY

• TWO BATHROOMS & DOWNSTAIRS WC

• WITHIN CATCHMENT TO EXCELLENT SCHOOLS

• CHECK THE FLOORPLAN TO APPRECIATE FULL SIZE OF PROPERTY

• DRIVEWAY FOR SEVERAL CARS AND INTEGRATED GARAGE

• TWO RECEPTION ROOMS

• EXTENSIVE FAMILY REAR GARDEN

• PROPERTY VIDEO TOUR AVAILABLE



A SUPERBLY EXTENDED DETACHED PROPERTY SET IN A SOUGHT-AFTER LOCATION WITH NO UPWARD CHAIN! Boasting just over 195sqms, this impressive property comprises FOUR BEDROOMS, TWO RECEPTION ROOMS, OPEN PLAN KITCHEN AND DINING AREA, THREE BATHROOMS AND AN EXTENSIVE FAMILY REAR GARDEN. There is an integrated garage to the front with space for several cars on the driveway. Located in Marston Green, Bearswood is in catchment for EXCELLENT SCHOOLS and within close proximity to local amenities and transport links. Bearswood is a perfect family home just waiting for a new family to put their own stamp on it.

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

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

Bearswood is a fantastic detached property located in the middle of the lane and has a spacious driveway to the front with an integrated garage. The property has over 195sqms of floorspace over two floors offering a very generous living accommodation boasting four bedrooms and two reception rooms to the ground floor.

Approached via driveway for several cars which then leads up to an enclosed porch.

Porch



Includes a ceiling light point, storage cupboards and a front door leading into:

Entrance Hallway



Includes a ceiling light and radiator point, storage cupboard, stairs to the first floor and laminate flooring.

Guest WC



Overlooking the front of the property with a ceiling light point, low level WC, wash hand basin with vanity unit, heated towel rail and laminate flooring.

Breakfast Kitchen



Overlooking the front of the property, the Breakfast Kitchen has an archway that leads into the dining area allowing for an open plan space. The Kitchen includes a ceiling light and radiator point, matching wall and base units with work surfaces, stainless steel sink and drainer unit with splash back tiles, integrated dishwasher and space for a range cooker and other appliances. There is also a breakfast bar with space for two stools, a cupboard housing the boiler and laminate flooring.



Dining Area



Overlooking the side of the property with a ceiling light and radiator point, laminate flooring, and accessible via the Breakfast Kitchen with doors leading off to the Hallway, Utility, Lounge and Rear Reception Room.



Utility Area



Includes a ceiling light and radiator point, base units with a stainless steel sink and drainer unit, plumbing for a washing machine and space for other appliances. There is also a doorway that leads into the garage.

Rear Reception



Overlooking the side of the property with ceiling light and radiator points and patio doors leading out to the rear garden.

Lounge



Overlooking the rear of the property with ceiling and wall light points, radiator points, featured gas fireplace and double doors leading out into the rear garden.

Stairs & Landing



Includes a ceiling light and radiator point and loft access.

Bedroom One



Overlooking the front of the property with a ceiling light and radiator point, built in fitted wardrobes and a door to the En-suite.

Bedroom One En-Suite



Includes a ceiling light and radiator point, low level WC, pedestal wash hand basin, shower cubicle which runs off the boiler and vinyl flooring.



Bedroom Two



Overlooking the rear garden with a ceiling light and radiator point, wooden flooring and a built in electric double shower cubicle.

Bedroom Two Shower Area



Bedroom Four



Bedroom Three



Overlooking the rear garden with a ceiling light and radiator point.

Overlooking the rear garden with a ceiling light and radiator point and built in fitted wardrobes with sliding mirrored doors.

Family Bathroom



Overlooking the front of the property with a ceiling light and radiator point, freestanding bath, low level WC, his and hers vanity sink unit and laminate flooring.



Garage

up and over door

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.

Rear Garden



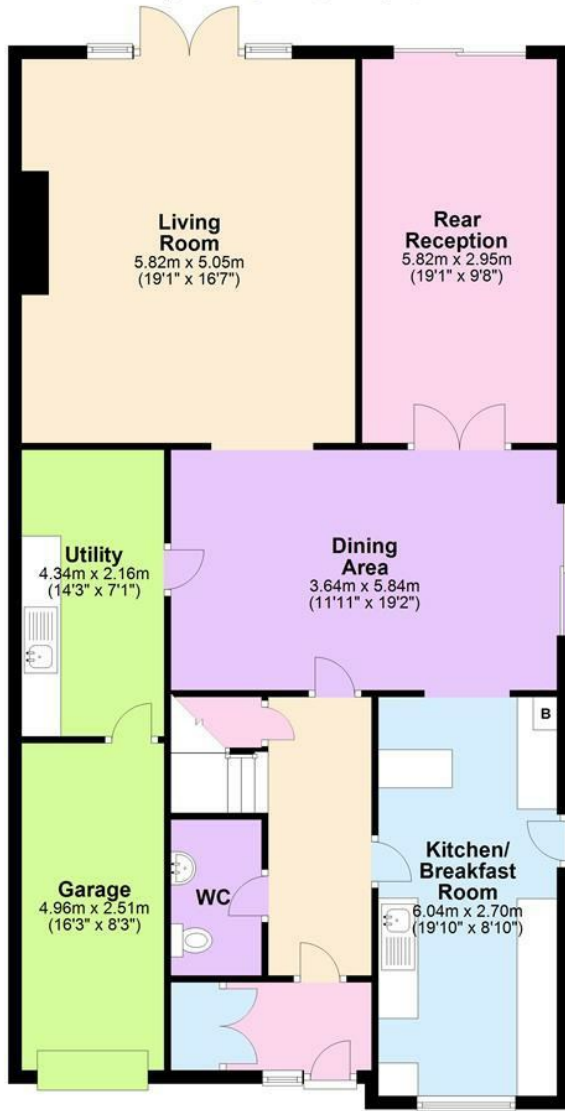
Accessible via the Lounge and Rear Reception Room, both open out onto a block paved patio area, facing a grass lawn with shrubbery against the fence boundaries. There is a brick shed to the rear and gated access to the side of the property.



Bearswood, B37 7EY

Ground Floor

Approx. 126.8 sq. metres (1364.8 sq. feet)

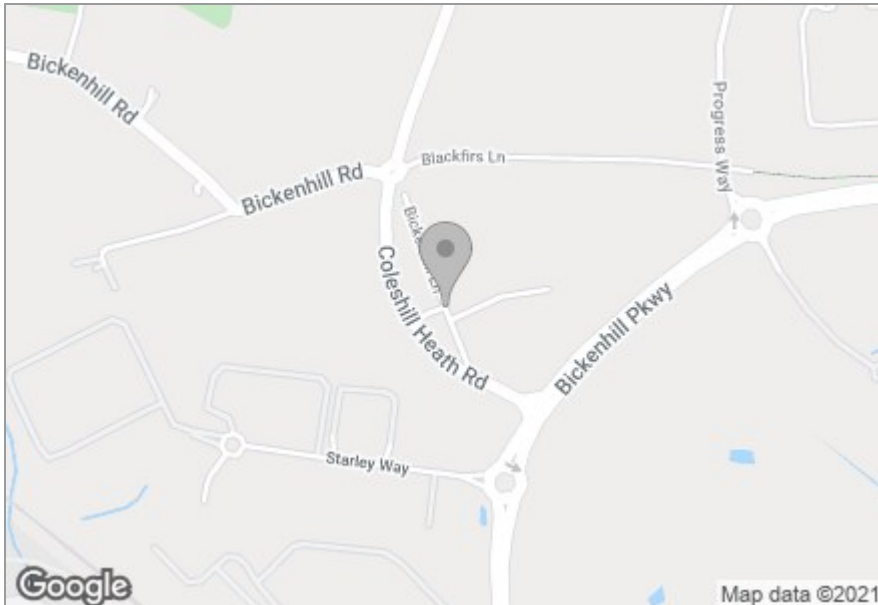


First Floor

Approx. 68.4 sq. metres (735.8 sq. feet)

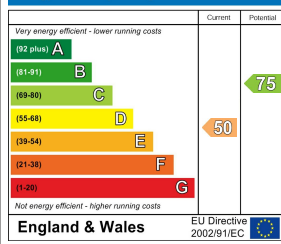


Total area: approx. 195.1 sq. metres (2100.5 sq. feet)



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



Environmental Impact (CO₂) Rating

