

LexAllan
Grove



RICS

the mark of
property
professionalism
worldwide



1B Blakeney Avenue
Harborne,
Birmingham B17 8AP
Guide Price £1,250,000

...doing things differently



THIS INCREDIBLE EIGHT BEDROOM FAMILY HOME IS SITUATED IN A POPULAR LOCATION AND WITHIN EASY REACH OF HARBORNE, BEARWOOD AND BIRMINGHAM CITY CENTRE. This spacious family home has off road parking for numerous vehicles, welcoming L shaped reception hallway with downstairs w.c., through lounge, separate dining room/play room, feature kitchen with breakfast room off, utility, double garage, six bedrooms and family bathroom off the first floor landing with two of the bedrooms having en-suite facilities. The second floor has a further play room and two further bedrooms both with en-suite facilities, rear garden having patio and lawn, spa room with hot tub. This property must be viewed to be fully appreciated. NO UPWARD CHAIN. DAG 15/9/20 V2 EPC=C



Lex Allan Grove loves...
the space this property
has to offer







Approach

Via large creteprint driveway with parking for six cars plus, door giving access, door giving access to:

Entrance hall

Having double glazed window to front, central heating radiator, wood effect laminate flooring, coving to ceiling, door to:

Downstairs w.c.

With w.c., wash hand basin and complementary tiling to walls.

Dining/play room 11'5" x 9'10" (3.5 x 3.0)

Double glazed window to front, central heating radiator, t.v. point.

Lounge 14'1" x 25'3" (4.3 x 7.7)

Double glazed aluminium style bi folding doors to rear garden, wood effect laminate flooring, two central heating radiators, further double glazed window to front, feature fireplace with log burning stove, wall mounted t.v. point, coving to ceiling.

Kitchen diner 18'0" x 15'5" (5.5 x 4.7)

Hexagonal shaped feature kitchen with double glazed windows and French doors giving access to rear garden, range of wall and base units with granite work surfaces over, one and a half bowl stainless steel sink with plate wash tap, plumbing for dishwasher, complementary splashback tiling, electric oven and grill, ceramic tiled floor, inset ceiling light points, centre island with five ring gas hob and filter hood above, beautiful drawers and storage below, central heating radiator, open plan entrance into:











Breakfast room 9'2" x 9'2" (2.8 x 2.8)

Double glazed window to rear, central heating radiator, entrance to:

Utility 9'2" x 8'6" (2.8 x 2.6)

Double glazed window and door to rear, sink with drainer and mixer tap, complementary tiling to walls, wall and base units, plumbing for automatic washing machine, cupboard housing central heating boiler, door giving access to double garage.

Dog leg landing

Having double glazed window to front, further stairs to first floor landing having central heating radiator and doors radiating to:

Bedroom one 14'5" x 14'1" (4.4 x 4.3)

Double glazed window to front, central heating radiator, walk in dressing room with fitted storage wardrobes to both sides, double glazed fakro window to rear, further door to:

En-suite bathroom

Having double glazed window to rear, corner bath, w.c., pedestal wash hand basin, central heating radiator, complementary tiling to walls and floor, inset ceiling light points.

Bedroom two 18'0" x 8'10" min 17'8" max (5.5 x 2.7 min 5.4 max)

Two double glazed windows to front, central heating radiator, large walk in fitted wardrobe with hanging space and shelving, door to:

En-suite bathroom

Double glazed obscured window to rear, bath, pedestal wash hand basin, separate shower cubicle, complementary tiling to walls and floor, inset ceiling light points.

Bedroom three 11'5" x 9'10" (3.5 x 3.0)

Double glazed window to front, central heating radiator.

Bedroom four 12'5" x 6'10" (3.8 x 2.1)

Double glazed window to front, central heating radiator.

Bedroom five 8'2" x 8'2" (2.5 x 2.5)

Double glazed window to rear, central heating radiator.

Bedroom six 13'1" x 8'10" (4.0 x 2.7)

Double glazed window to rear, central heating radiator.

Family bathroom

Double glazed obscured window to rear, w.c., pedestal wash hand basin, bath with drench shower over, central heating radiator, complementary tiling to walls and floor.

Second floor dog leg landing

Having double glazed window to rear, further stairs to:

Study/play room area

Two fakro windows to rear, central heating radiator, in eaves storage, doors t;

Bedroom seven 18'0" x 9'10" min 13'5" max (5.5 x 3.0 min 4.1 max)

Double glazed fakro window to rear, central heating radiator, in eaves storage, door to walk in wardrobe with fitted shelving and hanging space, further door giving access to:

En-suite bathroom

Having bath, w.c., pedestal wash hand basin, central heating radiator, double glazed fakro window to rear, complementary tiling to walls and floor, door to cupboard housing hot water megaflo tanks.

Bedroom eight 9'6" x 8'6" min 16'8" max (2.9 x 2.6 min 5.1 max)

Double glazed fakro window to rear, in eaves storage, fitted storage cupboard, central heating radiator, door to:

En-suite shower room

Double glazed fakro window to rear, w.c., pedestal wash hand basin, shower cubicle. central heating radiator.

Rear garden

Having large patio area with pathway continuing through lawned area with borders, pathway continuing to side of the house to gated access to front.

Outside spa cabin

Having wooden doors and window and access to hot tub.

Double garage

Having two electrically operated up and over doors, useful storage, door giving access to:

Utility 18'4" x 17'0" (5.6 x 5.2)

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.



**LexAllan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com