







## DESCRIPTION

They say that 'location, location, location' are the three most important factors when choosing a house and this property delivers on all counts. It has all the ingredients to be the perfect family home, you can soon realise that this property could offer everything you want, need and more! It is "SIMPLY STUNNING" this fabulous, beautifully presented home has just been refurbished to a high standard with the accommodation reconfigured to cater for the needs of the modern family. Set in sought after residential area of Harborne, the property has no upward chain. The family can relax in the lounge which has plenty of room for the comfiest of settees for all those special occasions and will love the open plan kitchen/diner/family room with its wow factor. Have everyone round and enjoy a meal with plenty of space for everyone, this has been designed very much with entertaining in mind and is the perfect place to show off your cooking skills. The kitchen area is sleek and modern and has integrated appliances with ample cupboard space for all your condiments and pots and pans. The utility room, a must for any large family, will help keep the laundry at bay and the house tidy, plus there is a guests wc, meaning there's no need to keep running up and downstairs to the loo. Upstairs, there are three good sized bedrooms one with an ensuite shower room so the kids will be happy. The family bathroom is well designed with a bath tub as well as a separate shower to help during the morning rush! Outside in the garden there is a patio area to the rear of the property 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. There's no need to be fighting over parking either as there is a driveway at the front to accommodate your multi vehicle family and a garage which is ideal for extra storage.

### Entrance Porch

Having tiled flooring, meter cupboard, and part glazed wooden door to entrance hall.

### Entrance Hall

Having wood effect flooring, double panel radiator, stairs to first floor landing, ceiling light point, door to lounge and opening into kitchen

### Lounge 13' 0"max x 10' 5"max (3.96m x 3.17m)

Front Facing - Having double panel radiator and ceiling light point.

### Open Plan Kitchen/Diner/Family Room 19' 7"max x 16' 6"max (5.96m x 5.03m)

Rear Facing - Having wood effect flooring, island with Belfast sink and wooden work surfaces which extends to the rest of the kitchen which has a range of wall and base units, gas hob with cooker hood over, integrated dishwasher and fridge freezer, built in electric double oven, two designer column radiators, double panel radiator, feature lighting with five ceiling light points, plus recessed lighting, bi-fold doors across the rear and door to utility.

### Utility Room 20' 0"max x 5' 9"max (6.09m x 1.75m)

Having vinyl flooring, roof light, plumbing for washing machine and space for tumble dryer with work surface over, wall mounted gas central heating boiler, single panel radiator, ceiling light point and doors to guests wc, garage side entry and rear garden.

### Guests WC

Rear Facing - Having low level wc, hand basin, vinyl flooring, part tiling to walls and ceiling light point.

### First Floor Landing 14' 10" x 5' 4" (4.52m x 1.62m)

Front Facing - Gallery landing with doors to bedrooms and bathroom, ceiling light point and access to loft space with ladder.

### Loft Space 12' 0"max x 12' 1"max (3.65m x 3.68m)

Having restricted headroom in part, with velux window this is boarded with plastered walls and light.

### Bedroom One 13' 0"max x 10' 0"max (3.96m x 3.05m)

Front Facing - Having double panel radiator and ceiling light point.

### Bedroom Two 11' 4" x 10' 0" (3.45m x 3.05m)

Rear Facing - Having double panel radiator and ceiling light point.

### Bedroom Three 10' 1" x 6' 8" (3.07m x 2.03m)

Front Facing - Having single panel radiator, ceiling light point and door to ensuite.

### Ensuite Shower Room

Having vinyl flooring, double shower cubicle with mixer shower, basin set into vanity unit, low level wc, part tiling to walls, heated towel rail, extractor and recessed ceiling lights.

### Family Bathroom

Dual Aspect - Fitted with luxury suite comprising roll top bath, separate show cubicle with mixer shower, low level wc, wash hand basin set into vanity unit, vinyl flooring, heated towel rail extractor and recessed ceiling lights.

### Frontage

Having driveway with parking for multiple vehicles, access to garage and shared side access to utility.

### Garage 15' 3" x 6' 9" (4.64m x 2.06m)

Having double doors, power and light.

### Rear Garden

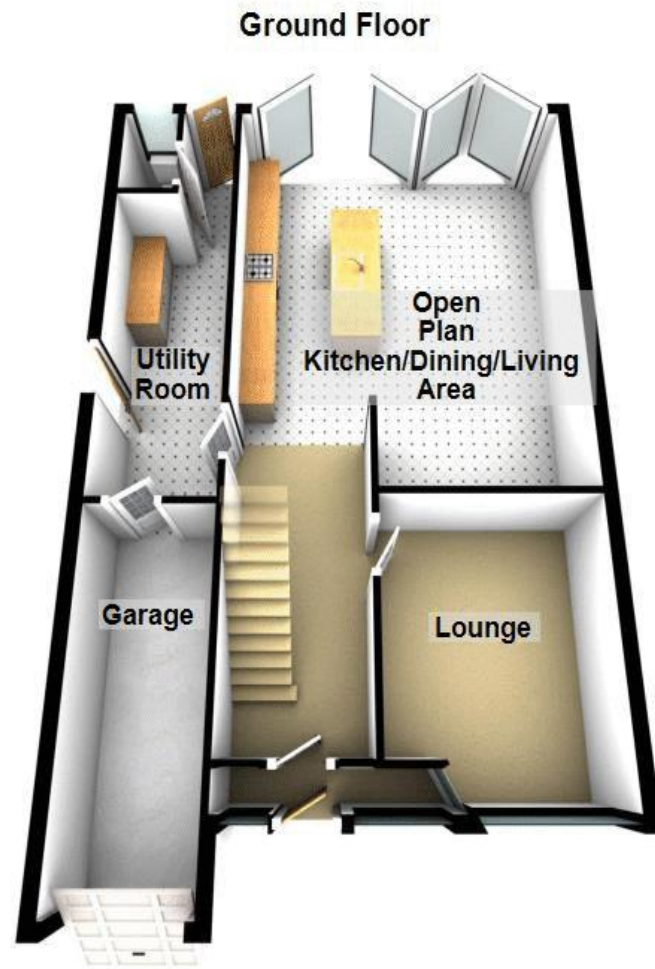
Good sized garden with large paved patio area and steps up to the remainder which is lawned with borders, further paved area and two timber stores.

### Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
		74		67	
	56			47	

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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