



Floor Layout



Total approx. floor area 3,734 sq ft (347 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Rednal Road

Kings Norton

B38 8DT

Asking Price Of **£975,000**

- Six-Bedroom Detached Family Home
- Electric Gated Entrance
- 3734 Sq. Ft.
- High Specification Finish Throughout



**Rednal Road,  
Kings Norton, Birmingham, B38 8DT**  
**Asking Price Of £975,000**



## Property Description

**DESCRIPTION** A bespoke six bedroom, six bathroom detached residence now available in a much sought after location. This luxurious property is one of two brand new houses build by this passionate independent developer.

Offering stunning internal specification and is over 3700 square feet, situated over three storeys, with further benefits of double garage, spacious front driveway and a fresh, large rear garden.

**SPECIFICATION** Every detail has been made to provide luxurious living with impressive attention to detail throughout, offering beautiful white rendered frontage, and internally such as the comfort of underfloor heating on ground floor to the multi functional top floor bedroom that lends itself to co habiting families or perfect for home cinema, detailing includes

**KITCHEN** Quartz counter top with sharknose style edging and inset sink, Integrated 'Neff' ovens including microwave oven, two featured slide away doors. Full size 'Neff' dishwasher 'Neff' five ring induction hob and 'elica' retractable induction system. Tall 'Bosch' fridge and separate freezer.

**BATH/SHOWER ROOM** 'Villeroy & Boch' sanitary ware

'Grohe' taps (where specified)

'Porcelonasa' tiling

Electric on/off shower controls Bedroom two ensuite features stand alone bath

Contemporary floating sinks Vanity mirrors with motion sensor lighting

Low level motion sensor lights

**BUILDING WARRANTY** 10 year build warranty with global home warranties



**GENERAL FEATURES** UPVC double glazing

Bi-folding doors from sitting area

Recessed ceiling down lighters

Internal garage access

Ground floor underfloor heating Gas central heating for first and second floor

Wooden stair case with glass balustrade

**EXTERNALLY** A sweeping tarmac approach offers ample front driveway parking

Access to double garage with up and over electric operated doors

Front and rear gardens

**LOCATION** Rednal Road is a prominent road in a prime Kings Norton location, close to The Green, the picturesque "village" centre with a plethora of independent eateries and amenities, with monthly Farmers market making for that beautifully charming heartbeat of the community. Kings Norton boasts a number of popular schools including St Joseph's and Kings Norton Primary School as well as the much sought after Kings Norton Girls' and Boys' School. Road and transport links offer suitable commuting to nearby Queen Elizabeth Hospital and also in to Birmingham City centre, offering the financial hub of Birmingham and a plethora of shopping boutiques, bars and restaurants. The location provides an easy commute to Wythall, M42 motorway access and Solihull shopping amenities beyond. Recreational facilities locally include Kings Norton Park, West Hills golf course/driving range and Bourneville cricket club, so perfect for the sports minded family members.

**JAMES LAURENCE ESTATE AGENTS** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Freehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

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of this property:**

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