



## Floor Layout









Total approx. floor area 5,275 sq ft (490 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 purch aser. 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.

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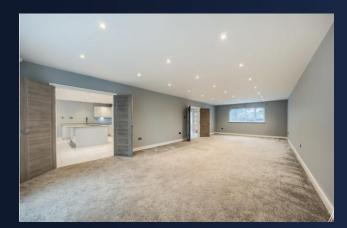
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are xxinate are for general guidance purposes only and whilst every care ten taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements













## Rednal Road

Kings Norton

B38 8DT

## Asking Price Of £1,300,000

• Seven-Bedroom Detached House & Three-Bedroom • *High Specification Throughout* • *Private Driveway* 





Rednal Road, Kings Norton, Birmingham, B38 8DT Asking Price Of £1,300,000

## **Property Description**

DESCRIPTION A bespoke seven-bedroom, seven-bathroom detached residence, with a private three-bedroom annex now available in a much sought after location.

This hexarious property offers a stunning internal specification and is over 5200 square feet situated over three storeys, with double garage, front driveway and large rear garden.

SPECIFICATION Every detail has been made to provide lux urious 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:

KITCHENS Quartz counter top with shark nose 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 ROOMS - '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

BUIL DING WARRANTEE Balance of 10 year build warrantee with global home warrantees

GENERAL FEATURES - UPVC double glazing Bi-folding doors from sitting area



REASSURINGLY LOCAL



- 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 The Green, the picturesque "village" centre with a plethora of independent eateries and amenities, with monthly Farmers market making for that be autifully charming heartbe at 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

 ${\it Road} \ {\it and} \ {\it transport} \ {\it links} \ {\it offer suitable \ commuting \ to \ nearby} \ {\it Queen \ Elizabe \ th \ Hospital \ and \ also \ in}$ 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, Wast Hills golf course/driving range and Bourneville cricket club, so perfect for the sports minded family members.

JAMES LAURENCE ESTATE A GENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make the ir 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.

Fix tures and Fittings: All those items mentioned in these particulars by way of fix tures 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

Council Tax Band - G

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find outfurther information.

Convey ancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

To book a viewing of this property: Call: 0121 4565454

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