



9 Springdale Gardens
, Birmingham, B29 6DG

Offers In The Region Of £650,000



A SUPERB FOUR BEDROOM DETACHED FAMILY HOME ON BOURNVILLE VILLAGE TRUST! Built by Kendrick Homes in 2016, this impressive modern property offers a fantastic blend of style, space and practicality, extending to over 2,000 square feet. Perfectly positioned on the highly regarded Bournville Village Trust, the home is ideally located for access to the Queen Elizabeth Hospital, University of Birmingham, Selly Oak's Battery Park development, excellent local schools, and the shopping facilities of both Harborne and Bournville. Excellent transport links via the Bristol Road provide easy access to the motorway network and Birmingham City Centre. The property has been finished with contemporary fittings throughout. The accommodation briefly comprises: a welcoming hallway, spacious front living room, stunning open plan kitchen/dining/family space, separate utility room, guest cloakroom, and access to an integral garage. French doors open onto a private rear garden, complemented by mature lawns and patio areas, making it perfect for family living and entertaining. To the first floor there are four generous bedrooms, including a superb main bedroom with fitted wardrobes and a modern ensuite shower room, alongside a well-appointed family bathroom. Set on a desirable plot with driveway parking, garage and attractive landscaped gardens, this property ticks all the boxes for families and professionals alike. To arrange your viewing of this wonderful home, please contact our Bournville sales team



Approach

The property is set back from the road and approached via a communal driveway within a cul-de-sac, with a mature front garden featuring low-level hedgerows, shrubs and trees. A private driveway provides access to the side garage, with a storm porch leading to a composite front entrance door.

Hallway

The welcoming hallway includes a central heating radiator, recessed ceiling spotlights, stairs rising to the first floor, and internal doors to the principal ground floor rooms.

Living Room

18'09 x 12'05 (5.72m x 3.78m)

Positioned at the front of the house, the living room features a double glazed bay window, central heating radiator, ceiling cornicing, and four wall-mounted uplighters.

Open-Plan Living / Dining and Kitchen

27'04 x 13'09 (8.33m x 4.19m)

A superb, contemporary open plan space perfect for modern family living. The dining area enjoys tiled flooring, recessed ceiling spotlights, a central heating radiator, and double glazed French doors with side windows opening to the rear garden. The kitchen itself is fitted with a range of matching, glass-fronted wall and base units with quartz work surfaces. There is a one-and-a-half stainless steel sink and drainer with mixer tap, integrated Zanussi double oven and grill, five-ring gas hob with stainless steel extractor over, and integrated dishwasher. A further double glazed window to the rear overlooks the garden.

Utility Room

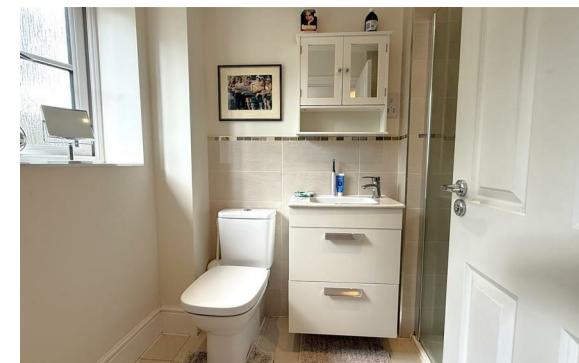
5'09 x 6'04 (1.75m x 1.93m)

Located off the kitchen, the utility is fitted with further work surfaces, a stainless steel sink and drainer with mixer tap, and space/plumbing for a washing machine and tumble dryer. The wall-mounted Ideal Logic combination boiler is housed here. A frosted double glazed door provides side access. Finished with tiled flooring, recessed spotlights and a central heating radiator.

Guest WC

5'06 x 6'07 (1.68m x 2.01m)

Fitted with a push-button flush WC and wash hand basin set into a vanity unit with mixer tap, complemented by tiled splashbacks, tiled flooring, recessed spotlights and a central heating radiator. There is also a useful understairs storage area.



Landing

Stairs with balustrade rise to the first floor landing, with ceiling light points, a feature arched frosted double glazed window to the side aspect, and doors leading into the bedrooms and family bathroom. There is also an airing cupboard with inbuilt shelving and hot water tank, plus an additional walk-in storage cupboard providing excellent extra storage space.

Bedroom One

12'09" x 14'11" (3.89m x 4.55m)

A spacious double bedroom with double glazed window to the rear, ceiling light point, central heating radiator, and two inbuilt double wardrobes. A door opens into the ensuite shower room.

En-Suite Shower Room

8'11" x 4'11" (2.73m x 1.52m)

A contemporary shower room comprising a push button WC, wash hand basin set into a vanity unit with double under-sink storage, and a generous walk-in double shower with splashback and tiled flooring. Further benefits include a frosted rear double glazed window, recessed ceiling spotlights, and a chrome heated towel rail.

Bedroom Two

16'06" x 10'03" (5.03m x 3.12m)

Another well-proportioned double bedroom with double glazed window to the front, central heating radiator, ceiling light point and an inbuilt double wardrobe.

Bedroom Three

12'02" x 8'07" (3.71m x 2.62m)

With a double glazed window to the front, central heating radiator, ceiling light point and a useful walk-in storage cupboard.

Bedroom Four

11'09" x 9" (3.58m x 2.74m)

A further double bedroom with rear-facing double glazed window, ceiling light point and central heating radiator.

Bathroom

8'08" x 8" (2.64m x 2.44m)

The main family bathroom is fitted with a panel bath and shower over with glass screen, pedestal wash hand basin with mixer tap, and push button WC. Finished with tiled splashbacks, part-height tiling to walls, tiled floor, frosted double glazed window to the front, recessed ceiling spotlights, and a central heating radiator.

Rear Garden

The rear garden is approached from the dining area onto a block-paved patio, with pathway leading to the front of the property. The main garden is laid to lawn with panel fencing, mature trees and hardstanding for a garden shed.

Garage

21'10" x 10" (6.65m x 3.05m)

Accessed from the hall, the garage has an electronic up-and-over glazed metal door to the front, with ceiling light point and excellent storage space.

Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

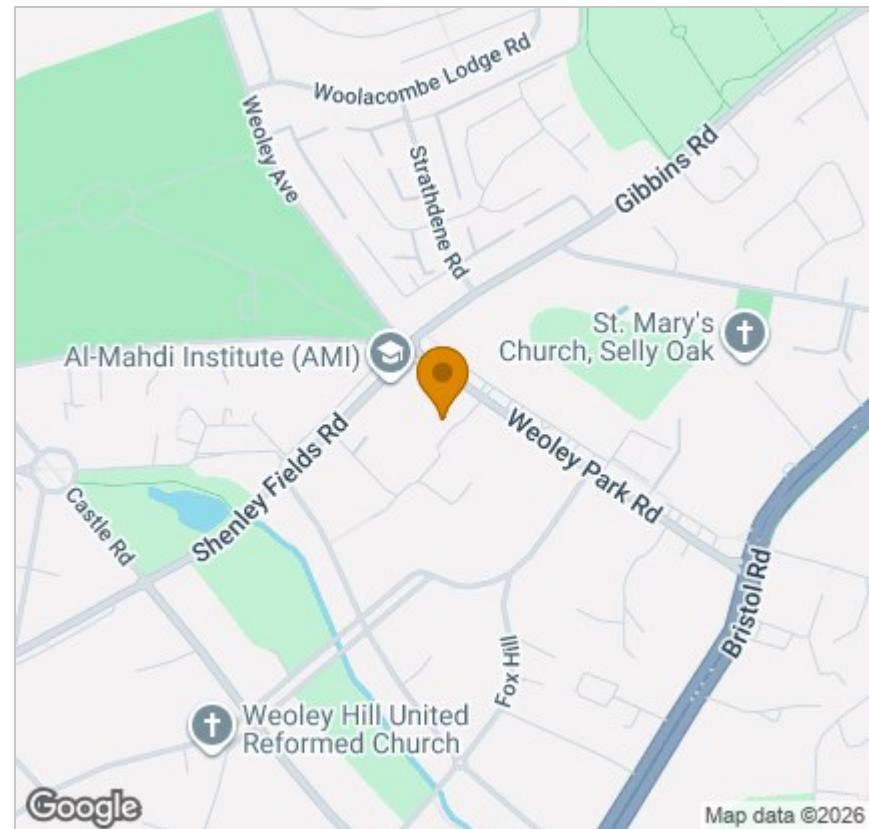
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	92
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.