



16 Greville Drive, Edgbaston, B15 2UU

**Asking Price £680,000**

Hadleigh Estate Agents are delighted to offer this substantial five bedroom link detached property for sale. Located on a private cul-de-sac and benefitting from being within close proximity to local schools and amenities.

The property offers a large driveway, entrance hallway and two reception rooms. A modern kitchen diner and conservatory further add to this property to the rear. Completing downstairs is a bedroom, storage room and shower room.

The first floor benefits from four double bedrooms, all coming with fitted wardrobes. The master bedroom is complete with ensuite. Off the spacious landing is a further bathroom, with separate shower and bath.

To the rear of the property is a private garden and patio area.

### Hallway

Spacious hallway, obscure glazed front door. Internal storage cupboard, radiators and ceiling spotlights.

### Lounge



Large lounge with windows to front elevation, double doors lead to reception room, radiator, ceiling light points and wall lights.

### Reception Room



Additional reception room leading through to the kitchen diner, radiator and ceiling light point.

### Kitchen Diner



Extended kitchen boasting sky lights, windows to

rear elevation along with sliding patio door. Fitted kitchen with a range of base and wall units, integrated grill and oven, hob and extractor hood. Ceiling light points and two radiators.

### Conservatory



Obscure glazed windows to side elevation, patio door, tiled flooring, ceiling light point and radiator.

### Bedroom 5



Double bedroom with ceiling sky lights, rear patio door, ceiling light point and radiator.

### Shower Room



Obscure glazed window to front elevation, walk in shower, low level flush WC with vanity unit.

Plumbing for washing machine, ceiling spot light and towel radiator.

### Storage Room/ Garage

Allowing for optimal storage space, internal patio door and internal access.

### Landing

Spacious landing, obscure glazed window to side elevation, carpeted flooring, radiator and loft access.

### Master Bedroom



Large bedroom with windows to rear elevation, fitted wardrobes, ceiling light point, radiator and access to ensuite.

### Ensuite



Walk in mains shower, low level flush WC and integrated hand wash basin. Towel radiator, ceiling spotlight and medicine cabinet.

### Bedroom 2



Spacious double bedroom complete with fitted wardrobes, window to front elevation, radiator and ceiling light point.

### Bedroom 3



Double bedroom with fitted wardrobes, window to front elevation, ceiling light point and radiator.

### Bedroom 4



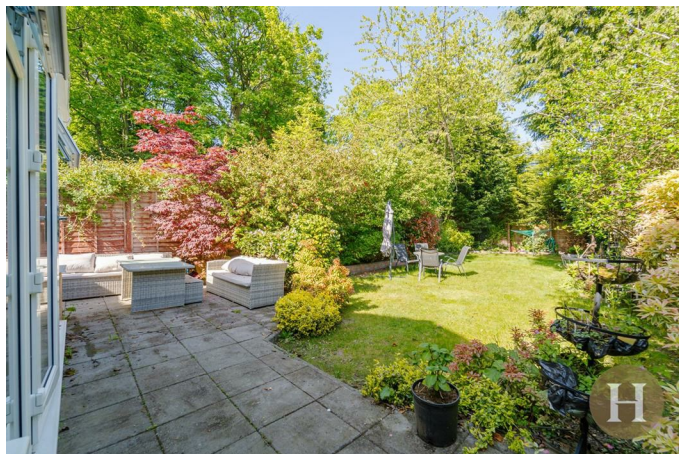
Double bedroom, fitted wardrobe, radiator, ceiling light point and window to rear elevation.

## Bathroom



Walk in shower cubicle. bath with shower connection. Low level flush WC, vanity unit, window to side elevation and towel radiator.

## Garden



Large private rear garden, fenced boundaries, predominantly laid to lawn and slabbed patio area.

### Additional Information

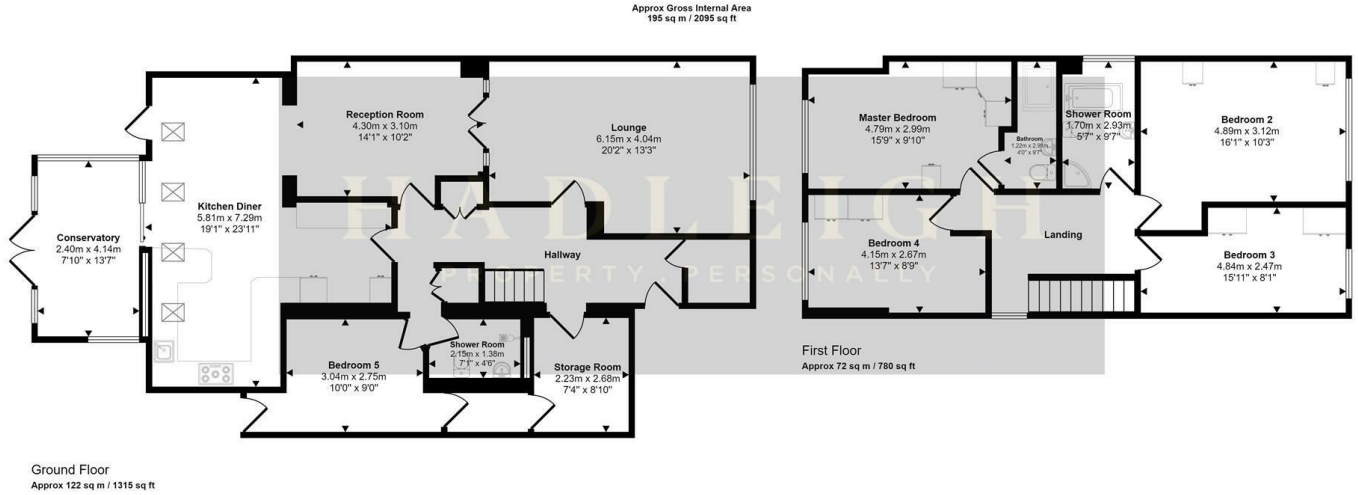
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - D

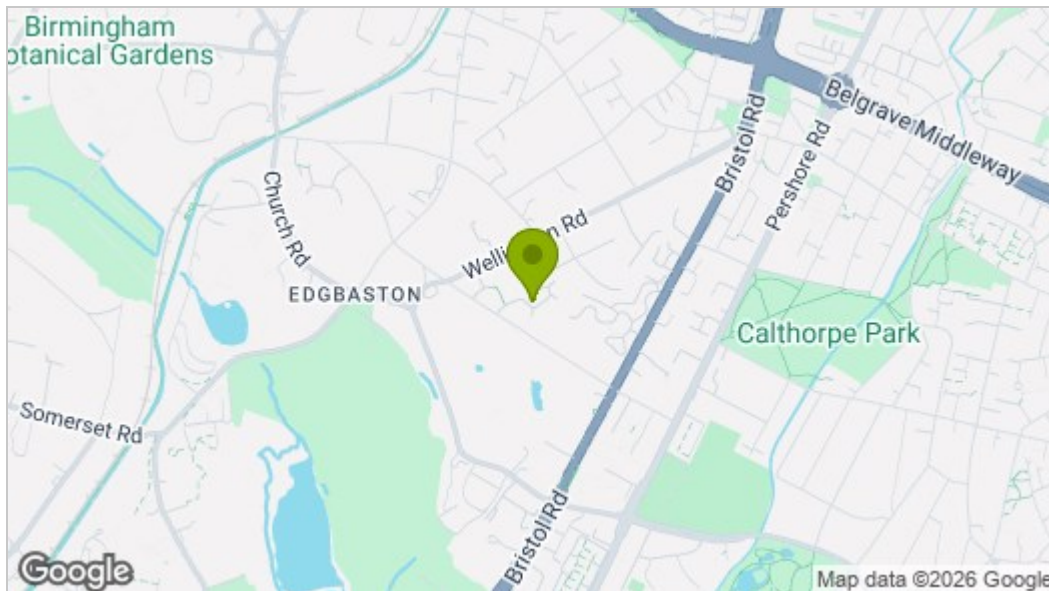
Council Tax Band - F

# Floor Plan

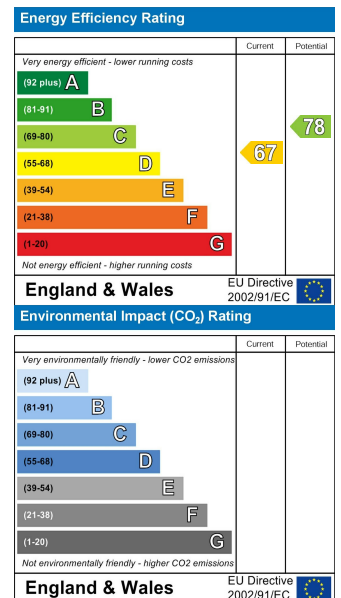


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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.