

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Retford Grove, Birmingham | Offers Over £345,000

**** GREATLY EXTENDED SEMI DETACHED HOUSE ** GARDEN MULTI ROOM BUILDING & HOT TUB ** IDEAL FAMILY HOME ** CUL DE SAC LOCATION ** NO UPWARD CHAIN ****

**AN OPPORTUNITY TO PURCHASE AN EXTENDED, FAMILY HOME WHICH IS SITUATED IN A POPULAR LOCATION IN YARDLEY!!
..... PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!!**

This semi detached house is accessed via a **DRIVEWAY** providing parking and leading to a double glazed door with accommodation comprising:- hallway, **LOUNGE WITH LOG BURNER**, **EXTENDED REAR RECEPTION ROOM** leading to a **CONSERVATORY**, **KITCHEN** with breakfast bar and **SHOWER ROOM**. To the first floor there are **FOUR BEDROOMS** and **FAMILY BATHROOM**.

The property benefits from central heating fired by log burner and double glazing both where specified.

REAR GARDEN with decking area, lawned area and **HOT TUB**. To the rear of the property is a large brick built insulated outbuilding with **GYM / GAMES ROOM**, **MOVIE / PLAY ROOM** AND **STORAGE ROOMS** with ceiling-mounted projector, study with built in desk and storage, large storeroom to rear (not photographed), and large tool shed / DIY work room. **THIS IS A MUST SEE PROPERTY !!!!**

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating E

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APPROACH

Access is gained via tarmac driveway leading to front door:

Hallway

Stairs to first floor and door to :

Reception One

Double glazed window to front, under stairs storage, log burner and door to:

Reception Two

Double glazed double door to rear, three radiators, dado rail and coving.

Shower Room

Double glazed frosted window to side, shower cubicle with electric shower, wash hand basin, low level w.c, tiled walls and floor.

Kitchen

Double glazed window to side, double glazed window to rear, two radiators. Fitted with a range of matching wall base and drawer units with work surface over incorporating sink and drainer with mixer tap over. Door to:

Conservatory

Double glazed windows to rear and double doors to garden:

FIRST FLOOR

Landing

Bedroom One

Two double glazed windows to front and radiator.

Bedroom Two

Double glazed window and radiator

Bedroom Three

Double glazed window.

Bedroom Four

Double glazed window.

Bathroom

Double glazed frosted window to side, suite comprising corner bath with shower over, low level w.c, wash hand basin and heated towel rail.

OUTSIDE

Rear Garden

Enclosed rear garden, with decking area, lawned area, side access, access to rear out building and HOTUB



Total floor area 224.6 m² (2,417 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

