

141 Elmdon Lane, Birmingham, , B37 7DN

5 Bed House - Detached

Offers Over £675,000

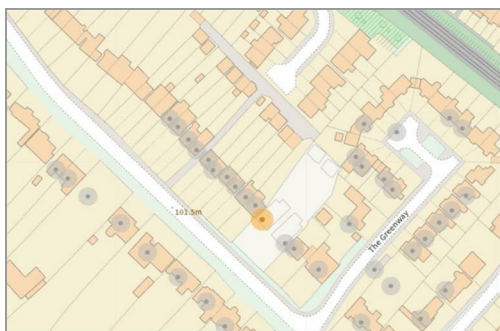
🔑 Receptions 1

🛏 Bedrooms 5

🚿 Bathrooms 3



- STUNNING NEW BUILD DETACHED HOUSE
- COVERING 220SQMS (2,362SQFT) OF FLOORSPEACE
- DETACHED HOME OFFICE FACILITY AND GARAGE TO REAR
- SPACIOUS FAMILY KITCHEN DINING SPACE
- GATED DRIVEWAY WITH GENEROUS OFF ROAD PARKING
- FIVE BEDROOMS - 2 EN-SUITES
- SHORT DISTANCE TO HS2 HUB & BIRMINGHAM INTERNATIONAL
- WALKING DISTANCE TO LOCAL TRAIN STATION
- UNDER FLOOR HEATING
- HD VIDEO & 3D WALKTHROUGH AVAILABLE



A PRESTIGIOUS & GENEROUSLY PROPORTIONED Five Bedroom NEW BUILD Detached Property. Located in one of the most sought after roads of Marston Green, Birmingham and within easy reach of Major Transport Links.

With a floor space covering 220sqms (2,362 sqft) and with separate Garage & Office/Workshop and additional parking to the rear garden

This extensive property has been designed to be fully equipped for the family, right down to the very last detail including luxury appliances and worktops, Office Outbuilding includes Guest WC and Kitchenette for those who work from home

Within a short distance to local and major transport links including HS2, Birmingham International, M5, M6 and M42

PROPERTY OVERVIEW & DESCRIPTION



Set back off one of the most desirable streets in Marston Green, this bespoke, five bedroom detached new build property is presented to a very high standard of finish throughout.

Set over three floors, the generous floorspace (220sqms) comprises of an Entrance Hallway, Lounge, Guest WC and Open Plan Family Kitchen Diner with Feature Atrium Ceiling and a separate Utility. Bi-Fold Doors give access to the well presented and maintainable rear garden, A great feature of this property is the well proportioned Detached Office Building and Garage to the rear. The Office Building includes a Guest WC and Kitchenette facilities

A staircase to the first floor will give access to Four Bedrooms (including one En-Suite) and a separate Family Bathroom. The second floor provides access to a spacious Bedroom with En-Suite.

The property is approached via a shared block paved spacious driveway with bedding areas and fence perimeter panels, a shared gate providing access to the shared drive leading to the Rear Gardens for both properties, and a front door leading into the Entrance Hallway.

PROPERTY LOCATION



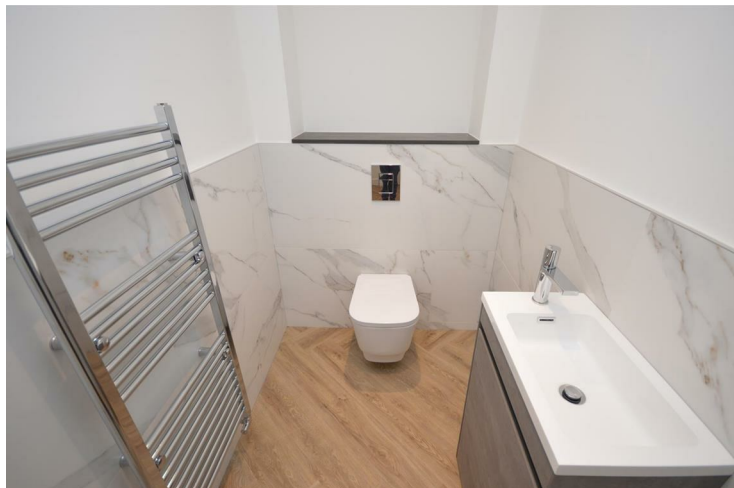
The village of Marston Green has been a sought after location due to the popular local schools which have high Ofsted Ratings and the local train station which offers regular train journeys into Birmingham City Centre (9minutes) and Birmingham International Train Station, Airport and extremely popular Resorts World (4 minutes). The new HS2 Hub Interchange will be located within a short distance from Marston Green and provide a journey time to London Easton in under 40 minutes

Entrance Hallway



Overlooking the front of the property with ceiling spotlights, the spacious Entrance Hallway includes a staircase with glass balustrades rising to the first floor, a storage cupboard underneath, Karndean flooring with underfloor heating and doors leading off:

Guest WC



The Guest WC includes spotlights and an extractor fan to the ceiling, low level WC, wash hand basin with vanity unit, heated towel rail, marble effect porcelain tiles to half height and Karndean flooring with underfloor heating.

Living Room



Overlooking the front of the property with a ceiling light point, featured fireplace and underfloor heating.

Open Plan Kitchen/ Diner & Breakfast Area



Overlooking the Rear Garden with spotlights to the ceiling, the state of the art Open Plan Kitchen Diner includes a range of Neff appliances and a Feature Atrium Roof Space.

The Kitchen Suite comprises of matching wall and base units with work surfaces and trim, inset sink and a selection of integrated appliances to include built in ovens and an island with induction hob. There is an extractor fitted to the ceiling and underfloor heating throughout. The spacious Open Plan Kitchen Diner provides access into the Utility Room with a patio door and bi-fold doors opening out onto the landscaped Rear Garden.





First Floor Stairs & Landing



Utility



Located just off the Kitchen, the Utility area has spotlights to the ceiling, a wall mounted boiler, work surfaces with base units underneath, plumbing for a washing machine, Karndean flooring with underfloor heating and a patio door providing access to the Rear Garden.

Includes a ceiling light and radiator point, storage cupboard housing the water tank, staircase with glass balustrades rising to the second floor and doors leading off to:

Bedroom



Overlooking the front of the property with a ceiling light and radiator point and doorway leading into the:

En-Suite Bedroom



The En-Suite includes marble effect porcelain tiles across the walls and floor, spotlights to the ceiling, shower cubicle, low level WC, granite effect wash hand basin and underfloor heating.

Bedroom



Overlooking the Rear Garden with a ceiling light and radiator point.

Bedroom



Overlooking the Rear Garden with a ceiling light and radiator point.

Bedroom



Overlooking the front of the property with a ceiling light and radiator point.

Family Bathroom



The Family Bathroom includes marble effect porcelain tiles across the walls and floor, spotlights to the ceiling, shower cubicle, free standing bath, low level WC, wash hand basin with vanity unit with illuminated mirror above and underfloor heating.

Second Floor Stairs & Landing



Overlooking the side of the property with a ceiling light point and doors leading off to:

Bedroom



Bedroom One includes a feature dormer ceiling with two Velux windows, a ceiling light and radiator point, (box in the wall?) and a door leading into the:

En-Suite Bedroom

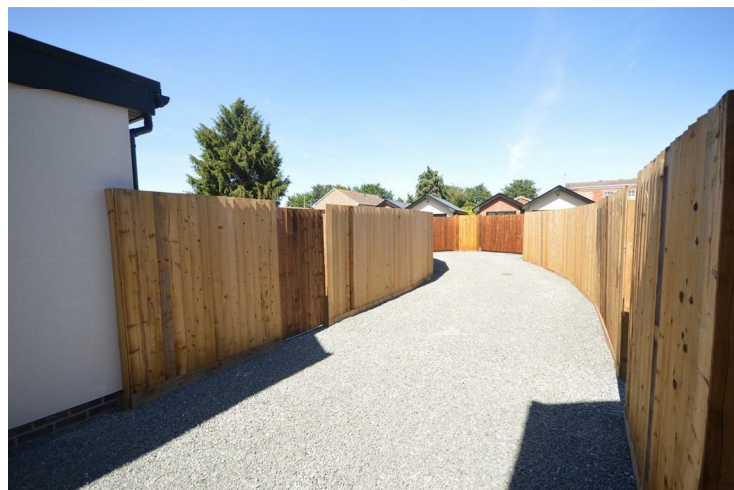
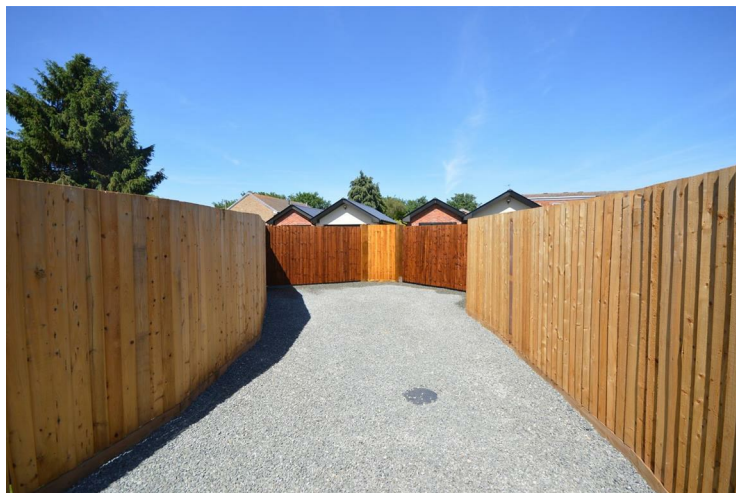


The En-Suite to Bedroom One also includes a feature Velux window, marble effect porcelain tiles across the walls and floor, spotlights and an LED strip to the ceiling, shower cubicle, low level WC, wash hand basin with vanity unit and granite effect mixer tap and underfloor heating.

Rear Garden



A beautiful Family Garden that has been landscaped to create an enjoyable area for all occasions. The Open Plan Kitchen Diner opens out onto a good size paved patio area, perfect for outdoor dining and entertaining, which then overlooks a sizeable manicured grass lawn. To the foot of the garden is a driveway suitable for several cars leading to an Office/ Workshop and Garage. The Rear Garden has fence panel perimeters and can also be accessed via the shared driveway.



Garage



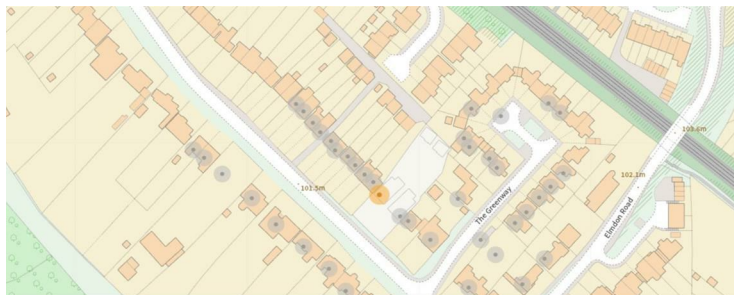
Includes a remote electric roller door.

Office with Guest WC & Kitchenette



Accessible via bi-fold doors, the Office/ Workshop outbuilding includes two Velux windows and also overlooks the side of the property with a ceiling light and radiator point, laminate flooring, a small Kitchenette area to include a stainless steel sink and drainer unit and a door leading to the Guest WC. The Guest WC includes a ceiling light point, low level WC and pedestal wash hand basin.

Additional Information

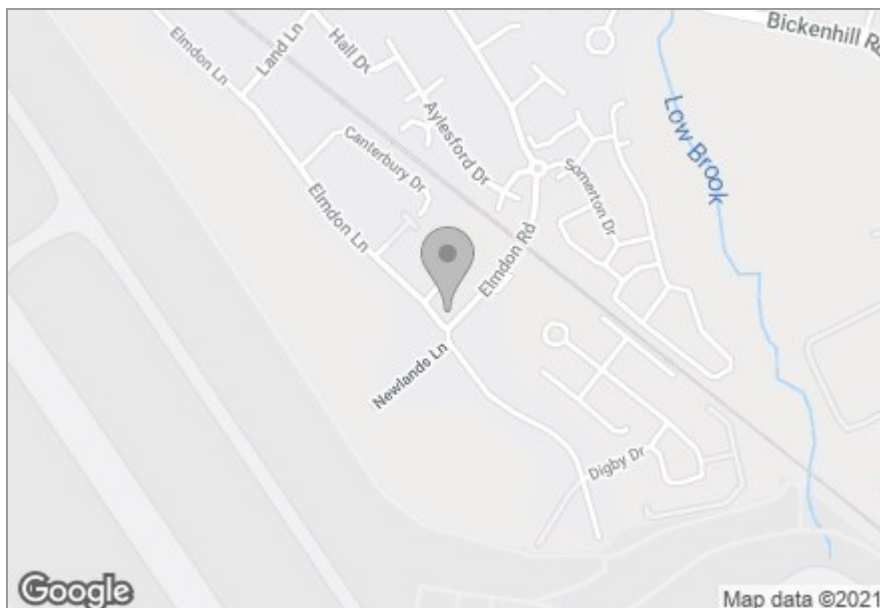


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.



GROSS INTERNAL AREA
 GROUND FLOOR: 1109 sq ft, 103 m²
 FIRST FLOOR: 840 sq ft, 78 m²
 SECOND FLOOR: 420 sq ft, 39 m²
 TOTAL: 2368 sq ft, 220 m²

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
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