

**A SUPERIOR 5 BEDROOM RESIDENCE WITH WELL PROPORTIONED
BEAUTIFULLY APPOINTED ACCOMMODATION OCCUPYING AN
ENVIABLE POSITION WITH SEMI RURAL VIEWS TO THE FRONT**



**3 THE LAURELS
KINGS NORTON
BIRMINGHAM B30 3NW**

- In a cul-de-sac location on a popular development
- Central heating and double glazing
- Superb lounge/dining room and breakfast kitchen
- Master bedroom with ensuite shower room and dressing room or study
- Two further bedrooms and family bathroom on the first floor
- Two bedrooms and shower room on the second floor
- Driveway parking and tandem garage

Offers over £545,000 FREEHOLD

The modern spacious accommodation arranged over three floors with central heating and double glazing is beautifully appointed to create a fabulous family home offering spacious accommodation throughout. Early viewing is strongly recommended. The property is approached via lawned fore garden with pathway and hedged to front with tarmac driveway leading to garage.

The accommodation comprises:

GROUND FLOOR

RECEPTION HALL stairs to the first floor with balustrade, central heating radiator, storage cupboard under the stairs and doors leading off to;



CLOAKROOM obscure double glazed window to rear, low level flush WC, vanity unit wash hand basin and central heating radiator.

LOUNGE/DINING ROOM 22' 9" x 12' 7" a delightful bright room with double glazed window overlooking the front view, further double glazed window to side and double glazed French doors opening to the rear garden.



BREAKFAST/ KITCHEN 22' 9" x 12' 7" another bright room with double glazed window in the dining area with views to the front and further double glazed window and door to the rear. Stylishly fitted with a range of modern wall, floor and drawer units with complimentary work surface over, under mount sink, fitted 5 ring gas hob with extractor over, built in double oven and microwave, space for further appliances, central heating radiator, ceiling spotlights and tiling to splash back areas.



FIRST FLOOR

Stairs leading to the second floor, double glazed window to front elevation and all doors leading off to;

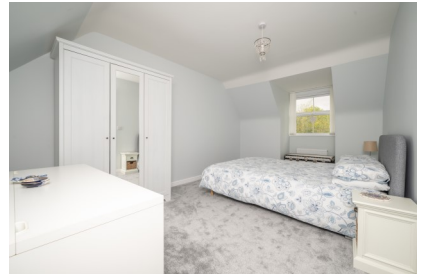
MASTER BEDROOM 14' 2" x 12' 7" principal bedroom with double glazed window to the front elevation, central heating radiator, archway leading to dressing room/study and door to;

EN SUITE SHOWER ROOM with obscure double glazed window to rear, large shower enclosure, vanity unit wash hand basin, close coupled WC and being fully tiled.



BEDROOM 2 (rear) 14' 6" x 9' 8" with double glazed window to rear elevation and central heating radiator.

BEDROOM 3 (front) 8' 1" x 9' 8" with double glazed window to front elevation and central heating radiator.



FAMILY BATHROOM/ W.C. Obscure double glazed window to rear elevation, a white suite of panel bath with shower over, vanity unit with wash basin, close coupled WC and being fully tiled.

SECOND FLOOR

Door to linen store and doors off to;



BEDROOM 4 17' 8" max x 9' 11" (some restricted head height) with double glazed window to front elevation and central heating radiator.

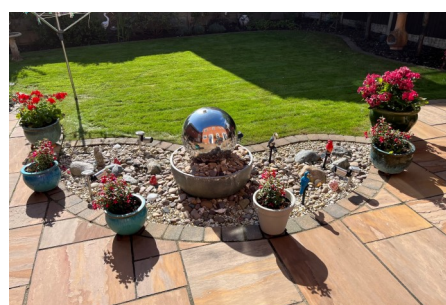
BEDROOM 5 15' 2" x 9' 8" (some restricted head height) with double glazed window to front elevation and central heating radiator.

SHOWER ROOM with a glass shower enclosure, vanity unit wash hand basin, close coupled WC and being fully tiled.

OUTSIDE

TANDEM GARAGE 13' 10" x 8' 2" with up and over door to the driveway and door to the garden.

DELIGHTFUL ENCLOSED REAR GARDEN with shaped patio and being mainly laid to lawn with borders around and a variety of established fruit trees and shrubs.



GENERAL INFORMATION

TENURE We are informed the property is Freehold

VIEWING By prior appointment with Oakton Estates
on 0121 459 9641

EPC Rating C78

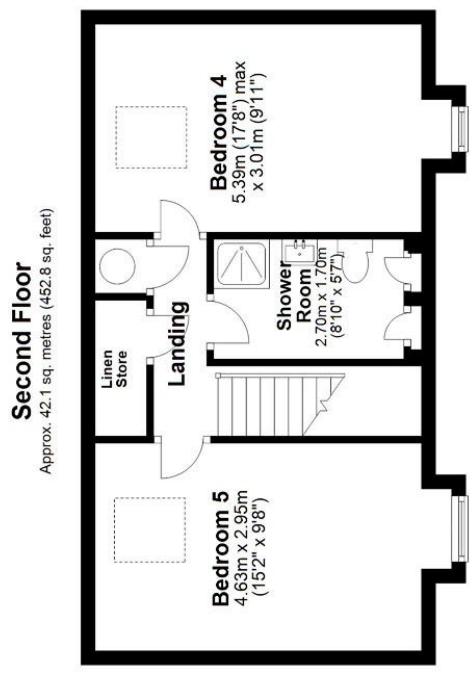
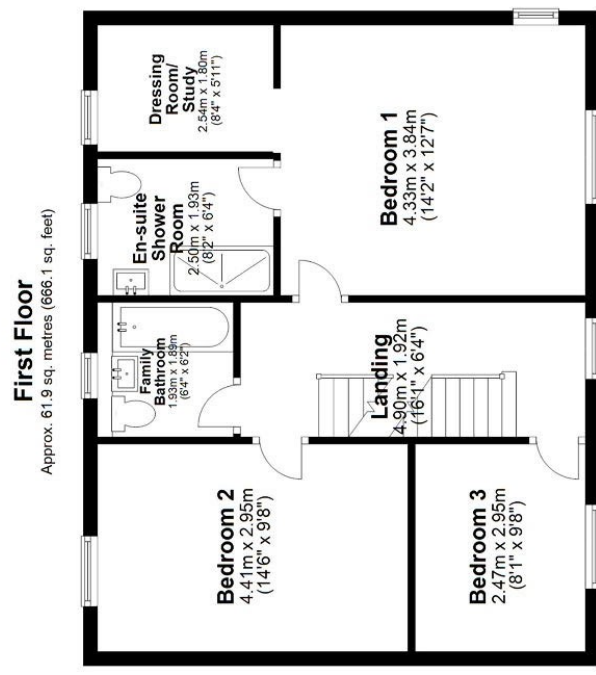
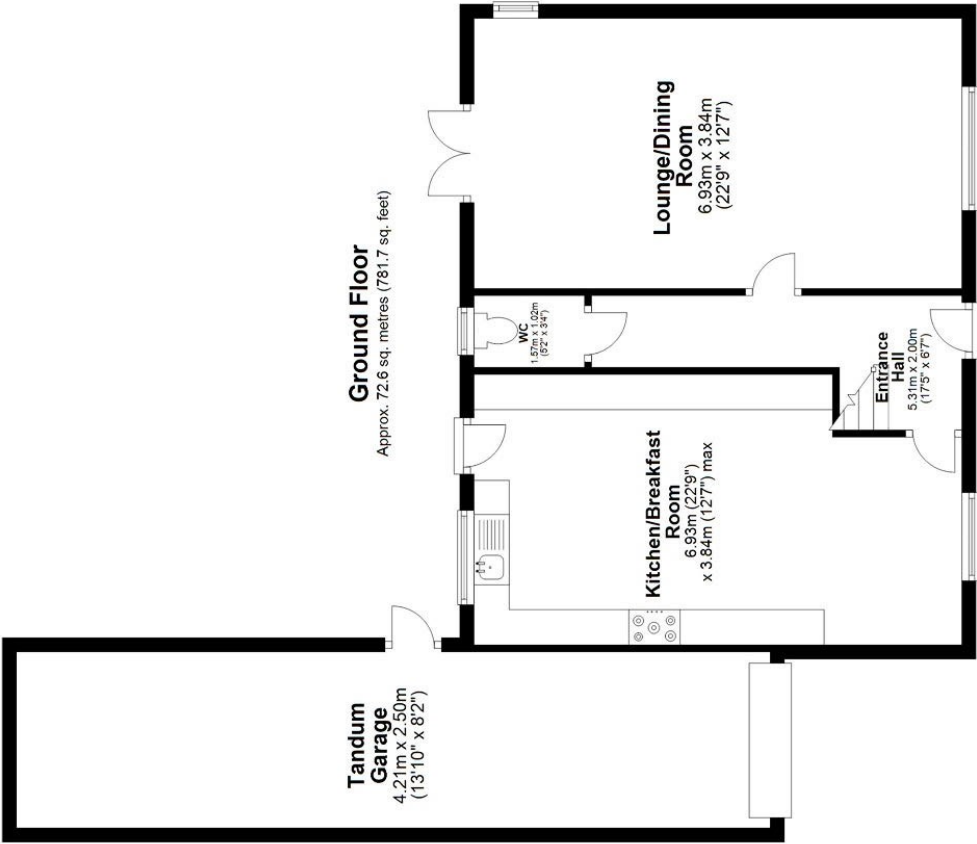
Council Tax Band E Birmingham

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.



Total area: approx. 176.6 sq. metres (1900.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.