



SITTING AREA

Double glazed window offering front aspect, wooden flooring, two radiators, ceiling 'Velux' skylight, power points, six recessed ceiling down lighters, door to front and sliding double glazed patio doors to rear garden.

WC

Low level WC, floating wash hand basin, ceiling light point with three spot plate, partly tiled.

FIRST FLOOR LANDING

Carpeted, ceiling light point, loft access, doors to:

BEDROOM ONE

Rear facing double gazed bay window, fitted wardrobes with inset lighting, radiator, power points.

BEDROOM TWO

Front facing double glazed bay window, ceiling light point, karndean flooring, radiator, power points.

BEDROOM THREE

Large rear facing picture window, carpeted, inbuilt storage, power points, ceiling light point.

BEDROOM FOUR

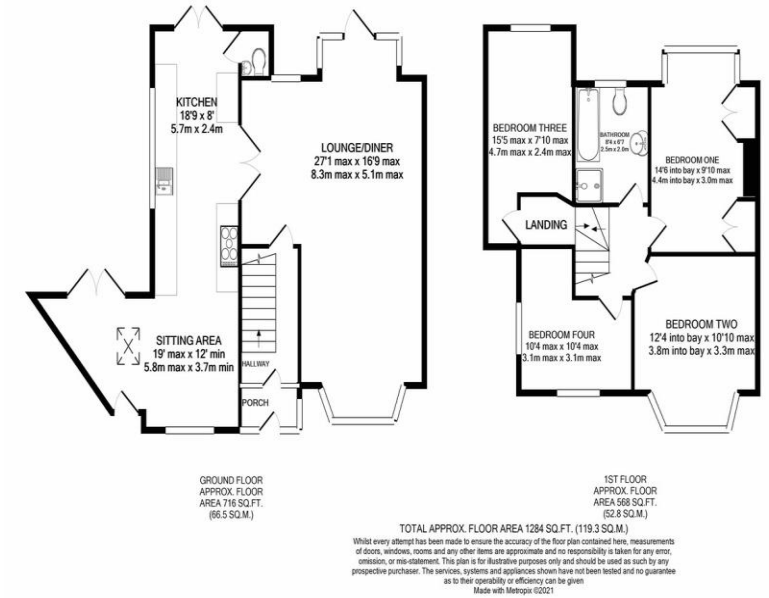
Front and side facing double glazed windows, carpeted, radiator, power points, ceiling light point.

BATHROOM

Partly tiled, suite of low level WC, contemporary floating sink and bath, with separate shower cubicle hosting electric shower fittings, six recessed ceiling down lighters, wall mounted towel rail, obscure double glazed window with rear aspect.

REAR GARDEN

Predominantly laid to lawn, high fencing and hedgerow to boundaries offering privacy, outside lighting, sun deck around multifunctional summer house which features power supply and lighting, shed, established shrubbery to borders.



James *Laurence* TM
Sales and Lettings

Lelant Grove
Harborne, B17 9UA

- Four bedrooms
- Semi detached house
- Corner plot private rear garden
- Cul de sac location

Offers over £480,000



5 Chad Square
Hawthorne Road,
Edgbaston
Birmingham
West Midlands

www.jameslaurenceuk.com
edgbaston@jameslaurenceuk.com
0121 4565454

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

11, Lelant Grove, Harborne, B17 9UA



Property Description

PROPERTY

A rare opportunity to purchase this fantastic four bedroom semi detached family home in a sought after Harborne location.

The property boasts over 1200 square feet of accommodation, including spacious L shaped lounge/diner with beautiful bays offering front and rear aspect, with a modern fitted kitchen leading into a sitting area, the latter very much a tranquil relaxing area for the current vendors. Four well proportioned bedrooms are complimented by a family bathroom complete with separate shower and bath upstairs. Further internal features include double glazing and gas central heating (where specified). Externally the property features an accommodating front driveway and to the rear is a fantastic private corner plot garden ideal for young families and entertaining over the summer.

AREA

Lelant Grove is a quiet cul desac conveniently situated off Harts Green Road, leading from Fellows Lane, a popular



neighbourhood within easy walking access reach of Harborne High Street with a plethora of shops, boutiques, independent restaurants/bars and amenities. Excellent road and transport links are within a few minutes walk- to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute.

Primary, secondary and prep schools are very close such as Lordwood Girls and Boys school, King Edward Foundation Schools, along with Hallfield Preparatory Schools, West House, Blue Coat School and St George's School beyond.

Leisure facilities are provided such as Queens Park a short walk away and Harborne Fitness centre/swimming baths, not to mention the city's first 50m swimming pool at the recently completed Birmingham University complex plus Harborne golf club. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention centres such as the ICC and Symphony Hall, facilities to be proud off.

APPROACH

Sloped brick paved driveway leading to side door and double glazed panelled front door to:

PORCH

Double glazed windows with front aspect, tiled floor, stained glass panelled wooden door to:

HALLWAY

Tiled floor, radiator, power points, ceiling light point, carpeted stairs to first floor and door to lounge/diner.

LOUNGE/DINER

"L" shaped, offering beautiful doubled glazed bay window at the front, plus at bay to rear with door accessing the garden, gas fire with wooden mantle surround, wooden flooring, power points, two radiators, six recessed ceiling down lighters plus three wall light points, double doors to kitchen.

KITCHEN

Range of white high gloss wall and base units, granite work tops with inset one and half bowl sink and mixer tap above, integrated five ring gas hob with extractor hood above, fitted fridge appliance, plumbing for washing machine, concealed 'Biasi' boiler two ceiling light points, power points, large sliding double glazed window, open design leading to sitting area, plus door to WC and French doors opening to garden.