



Cricketers Grove, Birmingham B17 8BF

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EXCLUSIVE



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A modern and immaculately presented three bedroom detached residence located within the highly regarded Redrow Development in Harborne. This exclusive property is one of only two "Leamington lifestyle" designs offering similar square footage to the four bedroom alternatives, just shy of 1400 internal square feet. Additionally benefiting from off street parking for a number of cars. The property is also on the doorstep of the wonderful leafy landscape of Knightlow Park and is within close proximity of Harborne Village High Street. Being sold with No Upwards Chain.

Nestled within this quiet cul-de-sac, the property has internal accommodation which has upgraded luxury fixtures and fittings throughout with full double glazing and gas central heating. The internal accommodation briefly comprises a welcoming entrance hall, cloakroom, front reception room and a spacious open-plan kitchen living space to the rear of the property with doors leading out to the garden. The downstairs accommodation is completed with a separate utility room. The upstairs accommodation provides three generously spacious double bedrooms all with en-suites which provides really flexible and convenient family accommodation.

To the outside is a mature fore-garden with spacious driveway providing space for multiple cars in tandem. A secluded garden at the rear which captures an excellent amount of sunlight. and a converted garage which provides double glazed windows and doors into the rear garden, previously used as a gym but has flexibility to be used to suit any individuals requirements.





Location

A superb location on the Knightlow Park private development on the doorstep of a children's play area and fitness trail. The property is also within comfortable reach of the heart of Harborne Village which provides a wealth of highly regarded restaurants, bars and cafes. Key locations which are also within easy reach include Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre all of which have local transport links readily accessible. The range of excellent leisure venues within the area including Birmingham Botanical Gardens, Edgbaston Priory Club and Edgbaston Cricket Ground.

Frontage and Approach

The property has a driveway providing ample off street parking for multiple cars in tandem which leads directly to the garage, there is a pathway to the entrance with lawn fore-garden and decorative borders.

Entrance Hall

A double glazed composite entrance door leads into the welcoming entrance hallway which provides 'Amtico' flooring, stairs to first floor with storage space underneath, central heating radiator, storage cupboard and access into:



Cloakroom

With a double glazed circular port-hole window to the front elevation, comprising low level WC, wall mounted wash hand basin and central heating radiator.

Front Reception Room

With a double glazed bay window to the front elevation with central heating radiator and TV and telephone points.

Open Plan Living Kitchen

A fantastic open plan space which continues the 'Amtico' flooring throughout from the hallway. It provides excellent living quarters for the entertainment of family and guests alike by combining living and kitchen areas with ample space for a dining table and chairs also.

Living Area

With an under-stairs storage cupboard, double glazed windows and patio doors leading out to the rear garden, central heating radiator and fitted 'Hammonds' storage units with incorporated TV stand with ample space for living and dining room furniture.



Kitchen Area

The luxury kitchen comprises wall and base level units, with granite worktops with matching up-stand and integrated drainer with a sunken stainless steel sink, integrated 'AEG' appliances include double oven, a four ring gas hob with extractor fan above, fridge and freezer and dishwasher.

Utility Room

With a double glazed composite door leading out to the driveway, matching wall and base units, granite worktops and a stainless steel sink. Space and plumbing for washing machine and houses the central heating boiler.

First Floor Landing

Providing loft access, central heating radiator and doors into:

Bedroom One

With a double glazed window to front elevation, central heating radiator, walk-in wardrobe area and access into:

En-Suite Bathroom

Partly tiled with 'Porcelnosa' tiles throughout with a double glazed obscure window to the front elevation, comprising low level WC, wall mounted wash hand basin, bath with mixer taps and separate walk-in shower cubicle with



rain-head, chrome heated towel rail, extractor fan and airing cupboard which houses the hot water cylinder.

Bedroom Two

With a double glazed window to rear elevation, central heating radiator, built-in wardrobes and access into:

En-Suite Shower Room

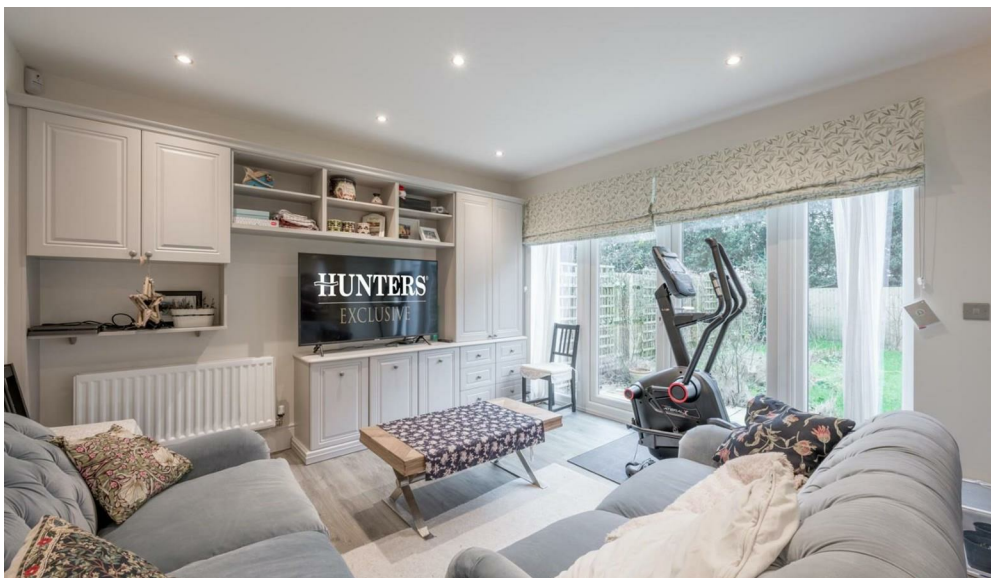
Partly tiled with 'Porcelnosa' tiles throughout with a double glazed obscure window to the side elevation, comprising low level WC, wall mounted wash hand basin, walk-in shower cubicle, chrome heated towel rail, extractor fan and shaver point.

Bedroom Three

With a double glazed window to rear elevation, central heating radiator, built-in wardrobes and access into:

En-Suite Shower Room

Partly tiled with 'Porcelonosa' tiles throughout and a double glazed obscure window to the rear elevation, comprising low level WC, wall mounted wash hand basin, walk-in shower cubicle, chrome heated towel rail and extractor fan.



Rear Garden

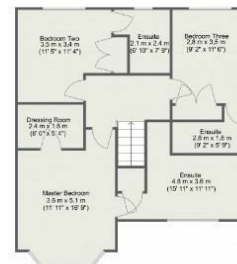
A secluded and fully landscaped rear garden with patio area and rear gate access, lawn space with rear access to garage, some decorative plants and bushes and a trellis fenced boundary.

Garage

The garage has up and over door but has been converted to include double glazed windows and double glazed patio doors accessible from the rear garden and has power and light. Whilst still providing ample storage the garage can be and has been previously used as a gymnasium but could be used or converted further to suit an individuals needs, such as workshop or a garden house/bar area.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Cricketers Grove First Floor



Ground Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A	85	93
(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		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Harborne -
0121 647 4233 <https://www.hunters.com>



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