

HUNTERS[®]

HERE TO GET *you* THERE



Cricketers Grove

Harborne, Birmingham, B17 8BF

Asking Price £829,000



Council Tax: F



31 Cricketers Grove

Harborne, Birmingham, B17 8BF

Asking Price £829,000



The property is situated within this 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 two cars and includes type 2 EV charging point, the driveway leads directly to the garage and the property entrance, with a decorative lawn and fore-garden.

Entrance Hallway

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

Front Reception Room

A spacious lounge with a double glazed bay leaded light bay window to the front elevation with central heating radiator, feature sandstone fireplace and hearth with electric fire inset and TV and telephone points.

Open Plan Living Kitchen

A fantastic open plan space which provides excellent entertainment space for family and guests alike by combining living and kitchen areas with ample space for a dining table and chairs also. It has a double glazed window to the rear elevation and double glazed patio doors leading out to the rear garden and central heating radiator. The luxury kitchen comprises wall and base level units, with granite worktops with matching up-stand and splash-back and integrated drainage with a sunken stainless steel sink, integrated 'Siemens' appliances include oven and microwave grill, induction hob with extractor fan above, fridge and freezer and dishwasher.

Utility Room

With a double glazed composite door leading out to the rear garden, matching base level units, granite worktops and up-stand with a stainless steel sink and drainer and extractor fan. There is space and plumbing for washing machine, a central heating radiator and access into:

Downstairs WC

Partly tiled with a double glazed obscure window to the side elevation, comprising low level WC, wall mounted wash hand basin and central heating radiator.

First Floor Landing

Providing loft access which includes pull-down ladder, fitted floorboards and light source. There is a central heating radiator, two storage cupboards one which houses the hot water cylinder and doors into:

Bedroom One

With a double glazed leaded light bay window to front elevation overlooking the park, with central heating radiator and built-in wardrobes and access into:

En-Suite

Partly tiled with a double glazed obscure leaded light window to the front elevation, comprising low level WC, wall mounted vanity sink unit, walk-in shower cubicle, chrome heated towel rail, extractor fan and shaver point.

Bedroom Two

With a double glazed leaded light window to front elevation overlooking the park, with central heating radiator and built-in wardrobes.

Bedroom Three

With a double glazed window to the rear elevation and a central heating radiator.

Bedroom Four

With a double glazed window to the rear elevation and a central heating radiator.

Family Bathroom

Partly tiled with a double glazed obscure window to the rear elevation, comprising low level WC, wall mounted vanity sink unit, bath with chrome mixer tap and separate shower above, chrome heated towel rail, extractor fan, shaver point and extractor fan.

Rear Garden

Wonderfully secluded and south-facing, providing a patio area which leads onto the lawn area. With a fence boundary.

Garage

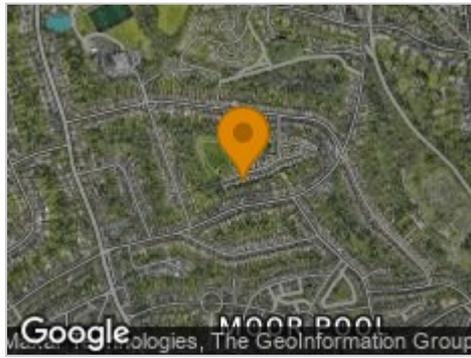
With up and over door, power source and ceiling light point.



Road Map



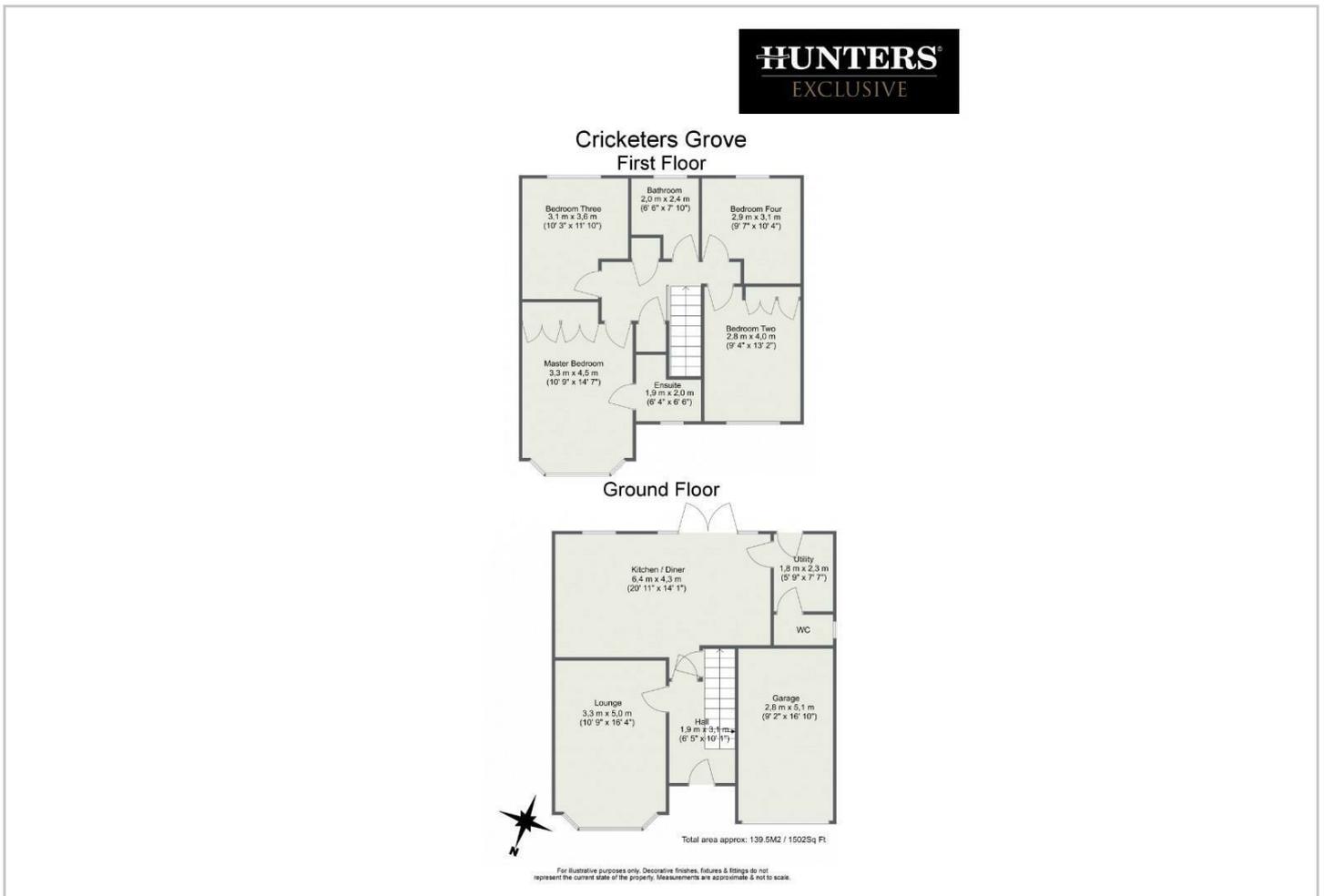
Hybrid Map



Terrain Map



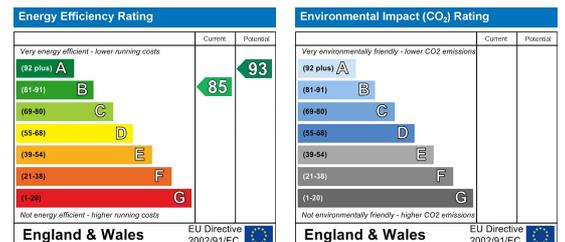
Floor Plan



Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.