



Cricketers Grove, Birmingham B17 8BF

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EXCLUSIVE



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An immaculately presented and extended four bedroom detached residence located within the highly regarded Redrow Development in Harborne. This upgraded family home provides fantastic open-plan living quarters along with a wonderful outlook across the leafy landscape of Knightlow Park. Within close proximity of Harborne Village High Street and being sold with No Upwards Chain.

Nestled within this quiet sought-after cul-de-sac, the internal accommodation which spans 2,338 sqft provides efficient double glazing in full and high specification fixtures and luxury upgrades throughout. The accommodation briefly comprises welcoming entrance hallway with guest cloakroom, front reception room, large open plan living quarters that stretch across the entire width of the property to provide a luxury integrated kitchen with dining area, separate lounge area that could potentially be closed off with internal bi-folding doors, and a statement feature orangery at the back which has bi-folding doors leading straight out to the landscaped rear garden.

The upstairs accommodation provides a large landing space with picturesque views over the park, and provides four double bedrooms including two with luxury en-suite shower rooms, and is completed with an additional contemporary family bathroom suite.

To the outside is a mature fore-garden with double driveway which leads to a large double garage, with a landscaped south east facing garden at the rear which captures an excellent amount of sunlight throughout the day.





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

A double driveway leads directly to the garage and property entrance, with front garden with stone and hedge border with a small tree.

Entrance Hallway

A composite entrance door leads into the welcoming entrance hallway, with double glazed obscure windows to front elevation, stairs to first floor central heating radiator and access into:

Cloakroom

Partly tiled with 'Porcelanosa' tiles. low level WC, wall mounted sink unit and central heating radiator.



Front Reception Room

With a double glazed bay window to the front elevation, central heating radiator and feature marble fireplace with electric fire inset, TV and telephone points.

Open Plan Living Quarters

A magnificent open space stretching across the width of the property which is a fantastic entertainment space for family and friends and provides all elements of contemporary living in one area.

Kitchen Dining Area

With a double glazed window to rear elevation the kitchen comprises of wall and base level units with granite worktops with breakfast bar area, incorporated drainage, dual stainless steel sinks. integrated oven and grill with five ring gas hob and extractor unit above, integrated dishwasher and double fridge freezer. There is a central heating radiator, under-stairs storage cupboard and ample space for large dining table and chairs.

Lounge Area

With a double glazed window to rear elevation, central heating radiator and TV and telephone points. It has the option of installing internal bi-folding doors to potentially separate this area for a children's play room or snug TV room.



Orangery

A superbly designed extension with double glazed windows, bi-folding doors all the way across and roof-light providing copious amounts of natural light.

Utility Room

With a composite door out to rear garden and provides additional wall and base units, granite worktop with matching up-stand, sunken stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, houses the central heating boiler and has central heating radiator.

First Floor Landing

With a large double glazed picture window across the landing overlooking the park, with central heating radiator, loft access, airing cupboard housing hot water cylinder tank and doors into:

Bedroom One

With a double glazed bay window to the front elevation, central heating radiator, built-in wardrobes, TV and telephone points and access into:

En-Suite

A fully 'Porcelanosa' tiled en-suite with double glazed obscure window to



side elevation, comprising low level WC, wall mounted sink unit, walk-in shower cubicle with rain-head and separate attachment, shaver point, chrome heated towel rail and extractor fan.

Bedroom Two

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

En-Suite

A fully 'Porcelanosa' tiled en-suite with double glazed obscure window to rear elevation, comprising low level WC, wall mounted sink unit, walk-in shower cubicle, shaver point, chrome heated towel rail and extractor fan.

Bedroom Three

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

Bedroom Four

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

**Bathroom**

A fully 'Porcelanosa' tiled bathroom with double glazed obscure window to front elevation, comprising low level WC, wall mounted sink unit, bath with chrome mixer taps and separate shower above, shaver point, chrome heated towel rail and extractor fan.

Double Garage

With electric up and over door, light and power.

Rear Garden

Fully landscaped with lawn area and patio areas throughout, with decorative borders and fence boundary, there is also side gate access.

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



Total area approx: 217M2 / 2336Sq Ft

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		92
(81-91) B	85	
(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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