



- Six bed roomed, detached family home
- Master with accompanying bathroom and shower room
- Velux balcony to master bedroom
- Well-appointed family bathroom
- Spacious lounge with log burner
- Impressive fitted breakfast kitchen
- Dining room & downstairs shower room
- Considerable front drive
- Attractive rear with entertaining space
- Vastly improved and renovated



KINGSBURY ROAD, TYBURN, B35 6AH - ASKING PRICE £499,995

Situated on Kingsbury Road, this exceptional six-bedroomed, detached, freehold family home has been extensively renovated & remodelled to an outstanding standard. With generous internal proportions throughout, the property presents a rare opportunity for buyers seeking luxurious, spacious living in a prime location. Perfectly positioned just a short stroll from an abundance of shopping amenities & everyday facilities, the home also enjoys access to readily-available bus services providing travel to nearby town centres & Birmingham City Centre, making this an ideal setting for families, professionals, & multigenerational living alike. Benefiting from gas central heating & PVC double glazing (both where specified), the home opens via a deep & welcoming entrance hall which leads to a beautifully presented family lounge, complete with charming log-burning stove, ideal for cosy evenings. A separate dining room with bespoke bar area adds further entertaining potential, while the spacious fitted breakfast kitchen offers ample room for informal family dining. Completing the ground floor is a modern shower room & an understairs storage cupboard. A striking oak & glass balustrade staircase leads to the 1st floor, with 4 well-proportioned bedrooms — 3 of which benefit from built-in wardrobes — along with a stylish family bathroom. The upper floor is truly the showpiece of the home: another oak & glass balustrade rises to the 2nd floor, where the expansive master suite commands attention. With built-in his & hers wardrobes, the space is enhanced by front & rear Velux balcony windows, as well as separate, dedicated shower & bathroom facilities. Externally, a generous multi-vehicle driveway provides parking for up to 10 cars. The original garage is thoughtfully converted & serves a variety of functions, including a 6th bedroom or versatile studio space. Block paving extends to a sheltered garden terrace, offering outdoor dining & entertaining. Internal viewing highly recommended. EPC D.

Set back from the road behind a multi vehicular block paved drive with parking for up to ten cars, access is gained into the accommodation via a PVC double glazed composite door with windows to side, into:

ENTRANCE HALL:

Renewed internal doors open to a family lounge, dining room, kitchen, shower room and under stairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 16'10 x 11'11:

PVC double glazed bow window to fore and windows to rear, space for complete lounge suite, radiator, stove fire set upon a granite hearth, door back to entrance hall.

DINING ROOM: 11'06 x 10'11:

PVC double glazed French doors open to rear garden, space for dining table and chairs, tiled flooring, radiator, door back to entrance hall.

FITTED KITCHEN: 15'05 x 11'01:

PVC double glazed obscure door opens to side with windows looking to rear, matching wall and base units with integrated oven, microwave, fridge / freezer and dishwasher, edged granite work surfaces with four ring electric hob having extractor canopy over and inset sink with draining grooves cut to side, matching upstands, space for breakfast table and chairs, radiator, recessed spotlights and kickboard LED lights, door back to entrance hall.

SHOWER ROOM:

PVC double glazed obscure window to side, suite comprising shower with glazed splash screen doors, pedestal wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR:

PVC double glazed windows look to fore, oak stairs with glass balustrade radiate to the first level with renewed internal doors radiating to four bedrooms, a family bathroom and storage, radiator, further stairs lead to loft space / master bedroom level.

BEDROOM TWO: 13'01 x 10'11:

PVC double glazed window to rear, space for double bed and complimenting suite, built-in wardrobe, radiator, door back to landing.

BEDROOM THREE: 11'11 x 8'03:

PVC double glazed window to rear, space for double bed and complimenting suite, built-in wardrobe, radiator, door back to landing.

BEDROOM FOUR: 11'06 x 11'01:

PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door to under stairs storage and back to landing.

BEDROOM FIVE / OFFICE & STUDY: 8'10 x 8'04:

PVC double glazed window to fore, radiator, space for bed and complimenting suite, door back to landing.

BATHROOM:

PVC double glazed windows to side and fore, suite comprising P-shaped bath with glazed splash screen door to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

STAIRS & LANDING TO SECOND FLOOR:

Velux skylights over, oak and glass balustrade lead to landing, radiator, renewed internal doors open to bathroom, shower room and store, further door opens to:

MASTER BEDROOM: 18'07 x 11'04 max / 4'05 min:

Velux roof balconies provide dual aspect, space for double bed and complimenting suite, radiators, built-in wardrobes, door back to landing.

SHOWER ROOM:

Velux skylight over, suite comprising high-specification corner jet shower, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

BATHROOM:

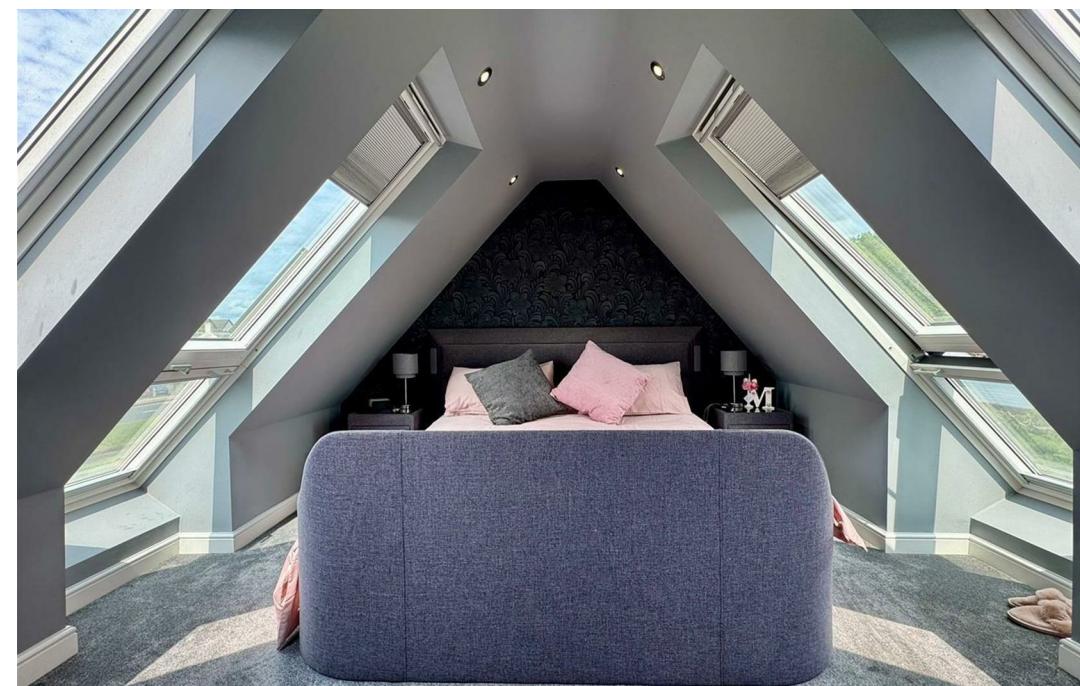
PVC double glazed window to fore, free-standing bath with tap over, radiator, tiled flooring, door back to landing.

REAR GARDEN:

Block paving advances from the accommodation and into artificial turf with raised timber decking to side, a timber-built sheltered entertaining and dining area is provided with a rear room being accessed via glazed double doors, an outside coal store is also provided, access is given to the rear road, providing additional potential for parking.

CONVERTED GARAGE / POTENTIAL OFFICE SPACE: 15'09 x 9'10: (please check suitability for your own vehicle use):

PVC double glazed windows to fore and door to side, provides access back to the front drive.

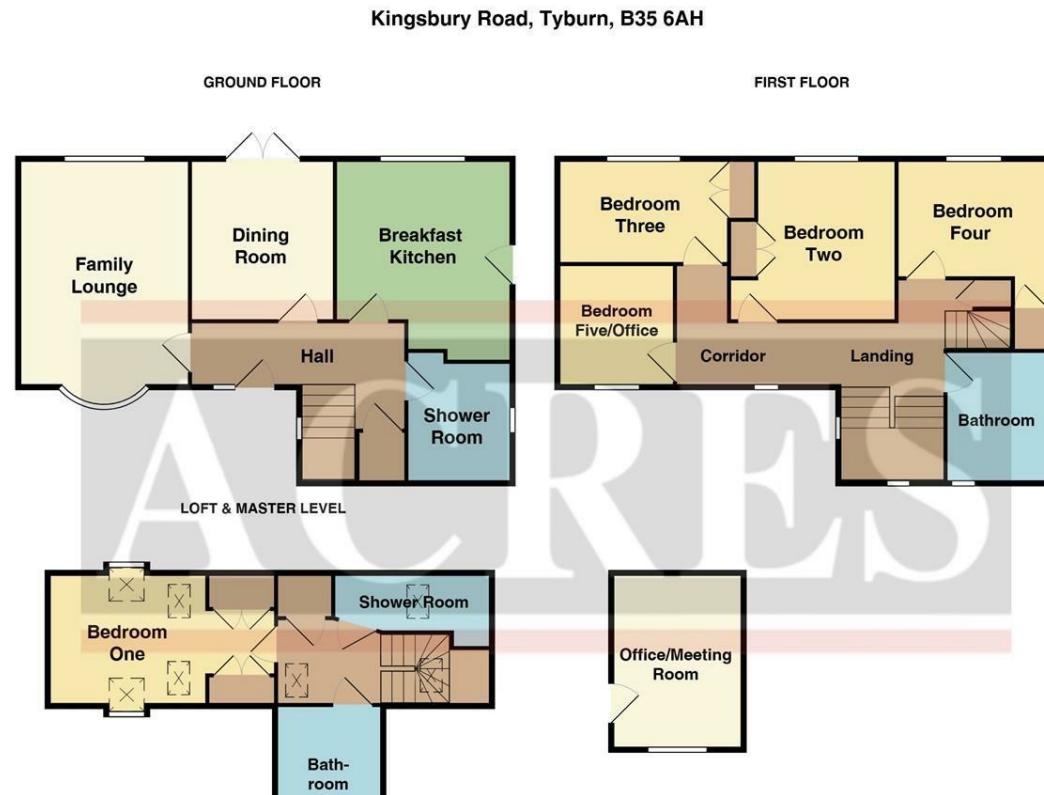
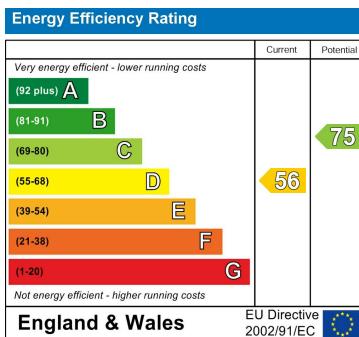


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.