ENGLANDS

20 Leigham Drive

Harborne, Birmingham, B17 8AT

£745,000

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PROPERTY DESCRIPTION

Much improved and extended end town house with beautifully-presented and flexible accommodation throughout. The property also has scope for further development, subject to planning.

Briefly comprising excellent lounge/dining room, snug/home office, fitted kitchen, ground floor cloaks, four double bedrooms. Principal bedroom with impressive en suite, bedroom two with balcony and bedroom three also with balcony, bedroom four currently being used as a dressing room and family bathroom. Landscaped rear garden ideal for entertaining with extensive patio, seating area and firepit. Garage, driveway and front lawned garden.

Leigham Drive is very well-located, being close to Harborne High Street. It runs between Fitz Roy Avenue and Sir Richard’s Drive, being part of the popular Beech Lanes area. The property has been considerably improved and extended by the current owner and offers impressive accommodation comprising modern, open plan design allowing maximum natural light.

Set well back from the road by a lawned fore garden and driveway, viewing is highly recommended to appreciate this stylish property.

Composite entrance door with spy hole and glazed obscured side panel leads into:

HALLWAY
Having ceiling light point, stairs rising to first floor accommodation and open to:

SNUG/HOME OFFICE
2.62m max x 2.25m max (8'7" max x 7'4" max)
Having large UPVC double glazed window overlooking the front and ceiling light point.

EXPANSIVE LOUNGE/DINING ROOM
9.9m max x 5.39m max (32'5" max x 17'8" max)
Superb lounge dining room, having two sets of UPVC double glazed sliding doors which lead out to the garden, plus UPVC double glazed window, all overlooking the rear garden, exposed wood flooring, radiator, recessed ceiling spotlights and recessed shelving to either side of the fireplace.

KITCHEN
4.13m max into recess x 2.35m max (13'6" max into recess x 7'8" max)
Having a range of matching wall and base units, island which incorporates gas hob and stainless steel circular sink with multidirectional mixer tap over, storage drawers below, UPVC double glazed window overlooking the front, integrated NEFF electric oven and grill, integrated dishwasher and full height separate fridge and freezer, exposed wood flooring, recessed ceiling spotlights and three ceiling lights above the island. Door leading to garden.

GROUND FLOOR WC
Having low flush WC with concealed cistern, UPVC double glazed window to the front, wood-style flooring, radiator, ceiling light point, wash hand basin set onto stand with mixer tap over and vanity storage below.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING
Having wall light.

INNER HALLWAY

PRINCIPAL BEDROOM SUITE
5.03m max x 4.73m max (16'6" max x 15'6" max)
An exquisite room being flooded with natural light having full width UPVC double glazed windows to the front, two further UPVC double glazed windows to the side elevation, radiator, built-in shelving media shelving, recessed ceiling spotlights, exposed whitewashed wood flooring, and door through to:

SUPERB EN SUITE BATHROOM
4.44m max x 2.58m max (14'6" max x 8'5" max)
Comprising inset Jacuzzi bath having mixer tap over, full complementary tiling to walls, integrated shelving, large walk-in shower cubicle with rain shower plus further wall-mounted shower, low flush WC with concealed cistern, wash hand basin with mixer tap over and being set into vanity storage, and large UPVC double glazed window overlooking the garden.

BEDROOM TWO
4.85m max x 3.17m max (15'10" max x 10'4" max)
Having full width UPVC double glazed windows to the front elevation, UPVC double glazed door leading out to balcony again overlooking the front garden, radiator, ceiling light point and fitted wardrobes.

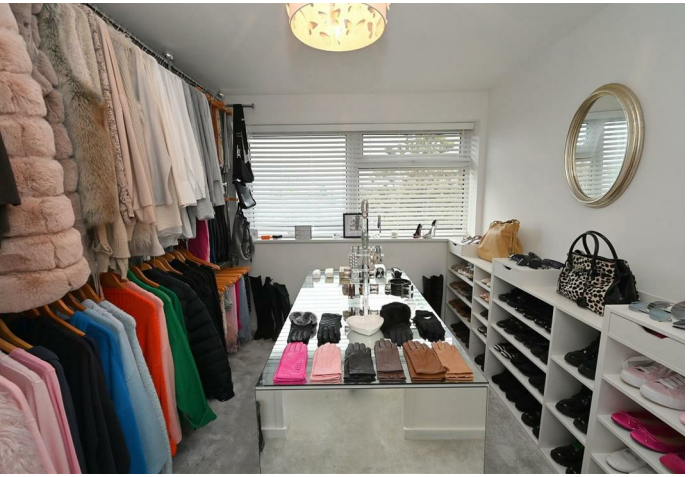
BEDROOM THREE
3.02m max to wardrobe front x 2.69m max (9'10" max to wardrobe front x 8'9" max)
Overlooking the rear having UPVC double glazed window and door leading out to balcony enjoying views over the rear garden, ceiling light point, radiator and full width fitted wardrobes with sliding mirror doors.

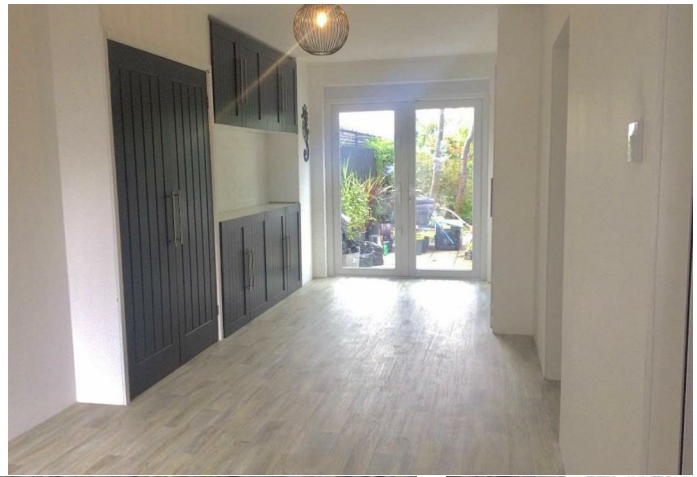
BEDROOM FOUR (currently dressing room)
2.78m max x 2.7m max (9'1" max x 8'10" max)
Having UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.

BATHROOM
Having panelled bath with central mixer tap and wall-mounted shower over, side screen, UPVC double glazed window overlooking the rear, low flush WC with concealed cistern, built-in shelving, recessed ceiling spotlights, vertical radiator, tiled floor, wall-mounted wash basin with mixer tap over, mirrored wall and full complementary tiling to walls.

OUTSIDE

ERTE





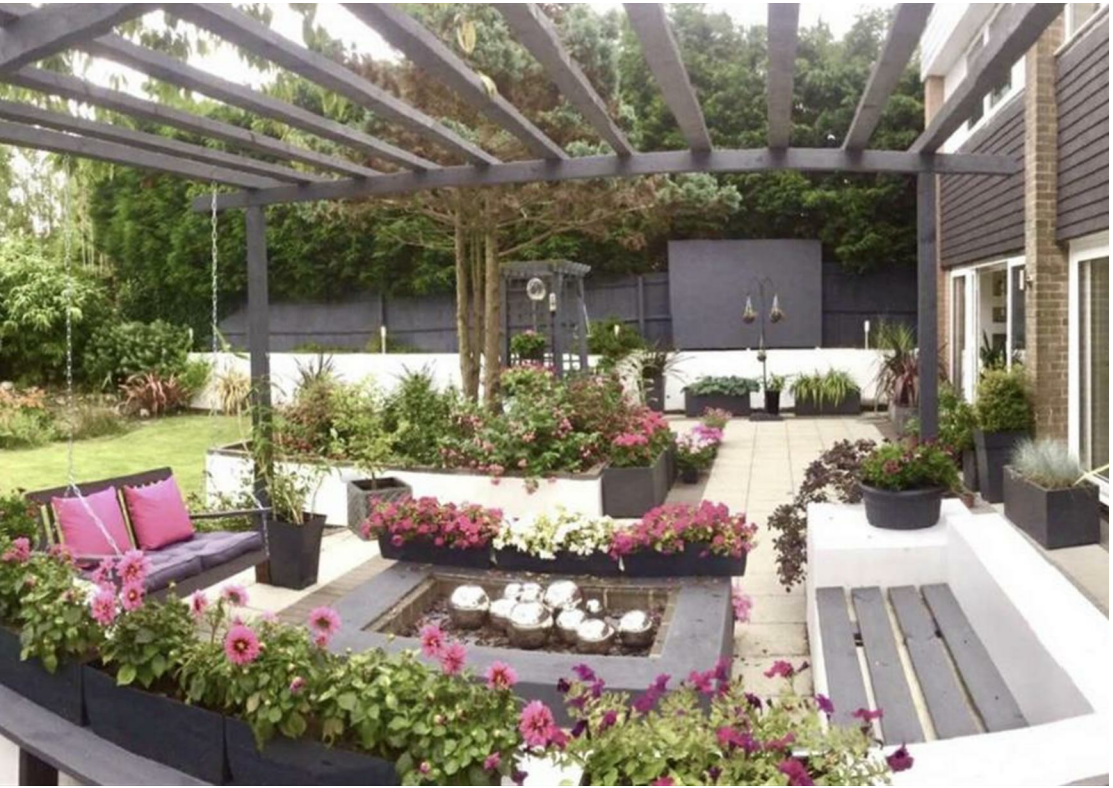
REAR GARDEN
Delightful rear garden having seating area with firepit, raised beds, lawn, fish pond, a range of established evergreen, trees, shrubs and flowers, fence panels to two sides and a rear retaining wall, all creating the perfect area for entertaining. Feature lighting throughout the garden and patio area.

SIDE AREA
Accessible directly from the kitchen, this area offers development potential (subject to planning) having footings, water, electricity and lead flashings all ready for the new owner to complete to their own specification.

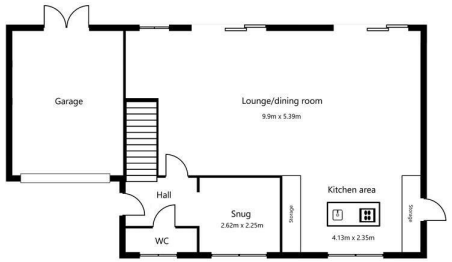
GARAGE
With electrically operated door and having fitted cupboards, storage cupboard housing the Worcester Combi boiler, utility area with plumbing for washing machine and UPVC double glazed double doors opening out to the rear garden.

ADDITIONAL INFORMATION
COUNCIL TAX BAND: D
TENURE: FREEHOLD
The property is part of the Calthorpe Estates Scheme of Management and is subject to a quarterly service charge of £254.57.

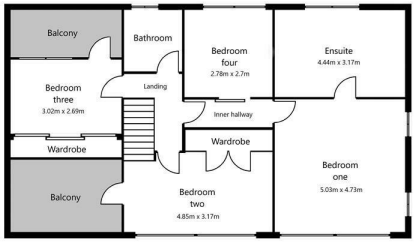
Seller's statement:
Having lived in the area for 25 years it remains a hidden gem! Quiet, peaceful and only a few minutes to the high street with everything that has to offer. The Beeches neighbourhood is a friendly place to live, the green is the perfect place to walk especially if you have a dog, or kids, and chat to other locals, it has a real community feel. Great neighbours, great green space, no busy traffic it’s the perfect place to bring up a family and that's why I'll be staying in this area!



Floor Plan



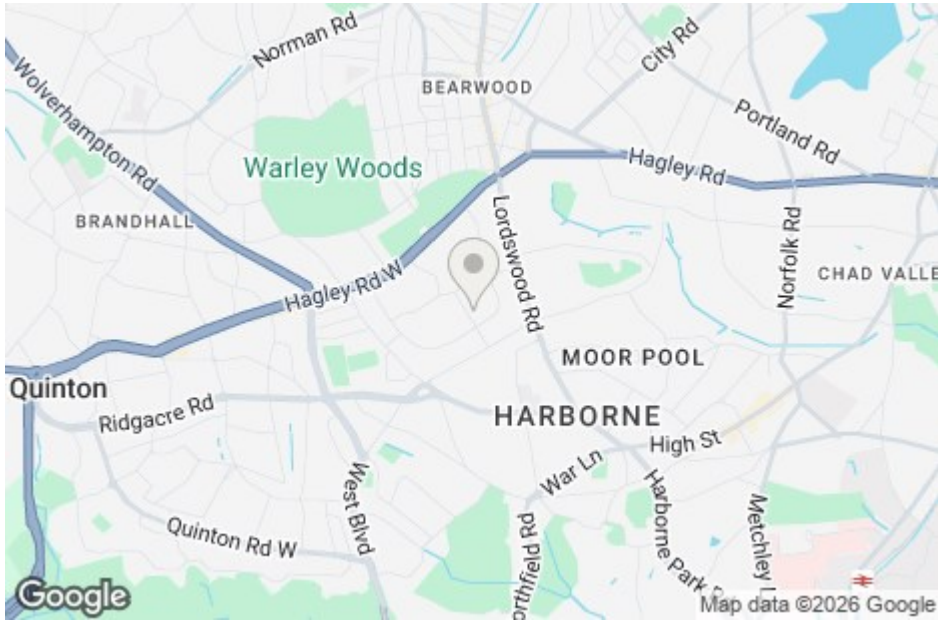
Ground floor



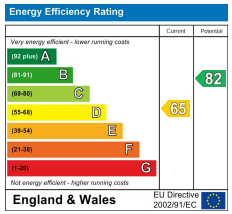
First floor

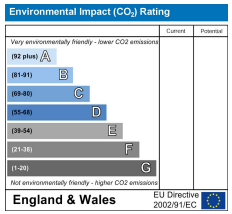
Measurements are approximate. Not to scale. Illustrative purposes only.

Area Map



Energy Efficiency Graph





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Please contact our Englands - Harborne Office on 01214271974
if you wish to arrange a viewing appointment for this property or require further information.