

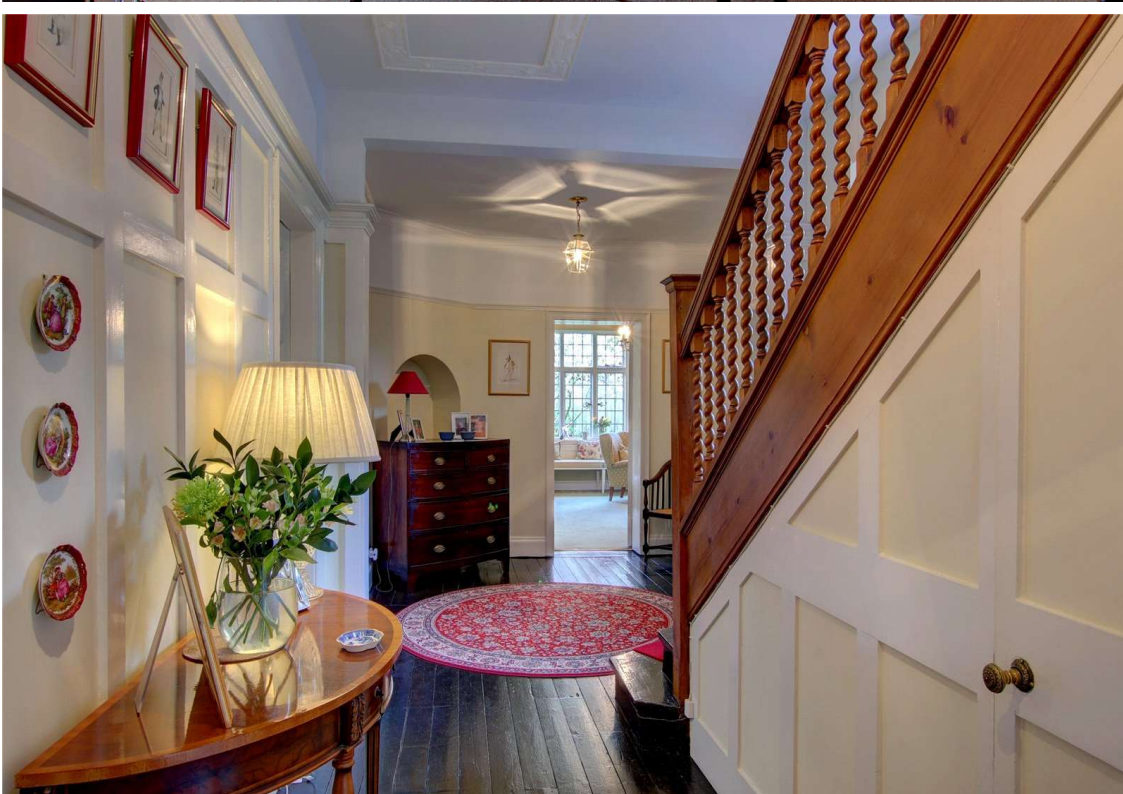


89 Rednal Road, Kings Norton
Asking Price £1,100,000

EPC: E

oulsnam





LOCATION

This property enjoys a most attractive location on Rednal Road, Kings Norton enjoying a wide frontage to Rednal Road with sweeping driveway leading to the Garages and Front Entrance.

The property forms part of a well-established and much sought after residential area where all necessary local amenities are available. The property is also convenient for access to various large organisations including Cadburys in Bournville, the Royal Orthopaedic Hospital in Northfield, the Queen Elizabeth Hospital and Birmingham University in Selly Oak.

Kings Norton Railway Station provides access to the Midland & National Rail network and the M42 provides access to the Midland & National Motorway network.

SUMMARY

- * Superior Freehold detached residence offering exceptional and flexible accommodation ideal for family life and entertaining
- * This impressive residence is set in delightful grounds with landscaped gardens to the Front, Side and Rear
- * Elegant Reception Hall with recently refurbished Shower Room/Guest W.C. off
- * Superb Drawing Room with Sun Loggia off overlooking the Rear Garden
- * Three further Reception Rooms including charming 'Snug' with panelling to plate shelf height
- * Superb Open Plan Breakfast Kitchen with range of kitchen fittings and integrated appliances
- * Kitchen Pantry, Butler's Pantry and deep Laundry/Utility
- * Six Large First Floor Bedrooms (smallest 12'0" x 10'9")
- * Family Bathroom and spacious En Suite to the Main Bedroom One
- * Double Width Garage with electronically operated door and Single Garage Too
- * Delightful Landscaped Gardens to Front, Side & Rear
- * Carpets where fitted are included in the sale and certain other items of fixtures and fittings may be available by separate negotiation.

GENERAL INFORMATION

Tenure: The Agents are advised that the property is Freehold, Probate has been applied for further information please contact the agent.

COUNCIL TAX BAND G

Heating & Glazing: Gas fired central heating is provided by two Vaillant wall mounted boilers in the Laundry/Utility serving radiators to the main accommodation.

Most of the windows are single glazed with some having ornate wrought iron window furniture.

GROUND FLOOR

Enclosed Porch

Reception Hall

Recently Refurbished Guests W.C. & Shower Room

Elegant Drawing Room:
28'6" (8.69) x 15' (4.57) with arched Sun Loggia off overlooking the Rear Garden

Dining Room (Rear):
15'3" (4.65) into bay x 13'3" (4.04)



Charming 'Snug' (Rear):
12'9" x 11'9" (3.89m x 3.58m)

Morning Room/Family Room (Rear):
16' (4.88) x 15' (4.57) into bay

Superb Open Plan Breakfast Kitchen:
19'9" x 12' (6.02m x 3.66m)

Kitchen Pantry

Butler's Pantry

Deep Laundry/Utility:
34'6" max x 5'9" (10.52m max x 1.75m)

FIRST FLOOR

Elegant Landing

Bedroom One (Rear):
16' x 14'3" (4.88m x 4.34m)

En Suite Bathroom with Shower & W.C.:
10'9" x 7'3" (3.28m x 2.2m)

Bedroom Two (Rear):
15'9" (4.8) x 15'9" (4.8) into wide bay

Bedroom Three (Rear):
15'6" (4.72) into wide bay x 13'3" (4.04)

Bedroom Four (Rear):
15' x 12' (4.57m x 3.66m)

Bedroom Five (Rear):
12' x 11'9" (3.66m x 3.58m)

Bedroom Six (Front):
12' x 10'9" (3.66m x 3.28m)

Family Bathroom:
with Bath and Separte Shower Cubicle

Separate W.C.

OUTSIDE

Wide Frontage to Rednal Road

Delightful Landscaped Gardens to Front, Side & Rear

Double Garage One:
22'6" x 19'6" (6.86m x 5.94m)

Single Garage Two:
17'3" x 9'6" (5.26m x 2.9m)



89, Rednal Road, B38 8DT



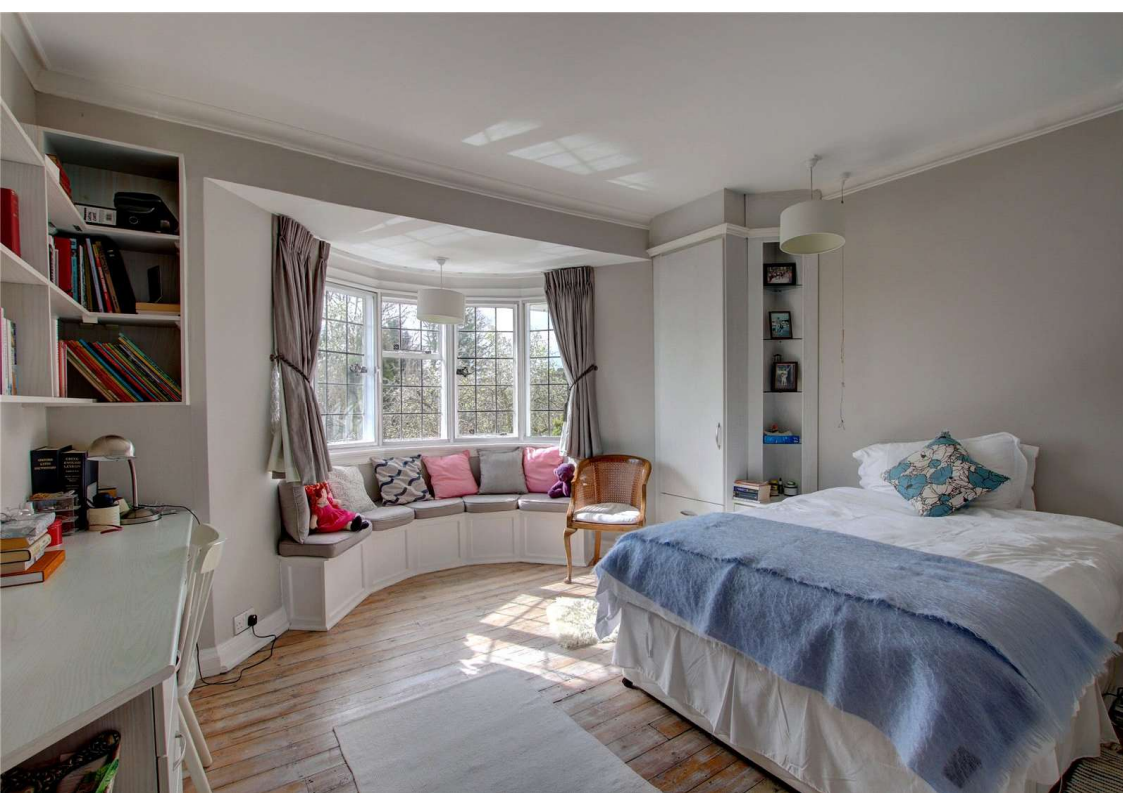
Total Approx Area: 308.0 m² ... 3316 ft² (excluding double garage, laundry, garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations, we are required to verify the identity of the buyer before accepting an offer.

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