



smarthomes

## Plot 3 Grovewood Gardens, Grovewood Drive

Kings Norton, Birmingham, B38 8NT

- A Newly Constructed Detached Property
- Two Double Bedrooms
- Superb Dining Kitchen with A Rated Appliances
- High Quality ROCA Sanitary Ware to Bathroom and Guest W.C

**£300,000**

EPC Rating - 93

Current Council Tax Band - TBC





## Property Description

One of three newly constructed "A" rated detached family homes situated in a most convenient location and benefiting from energy saving extras including 2.5kw solar panels, EV charging point, 500mm loft insulation, 150mm floor insulation, 125mm cavity wall insulation and triple glazing. Offering accommodation comprising a spacious lounge, superb dining kitchen with "A" rated integrated appliances, guest W.C, two double bedrooms, luxury family bathroom, landscaped Southerly facing rear garden, driveway parking and a 10 Year ICW builders warranty



The property is set back from the road behind a block edged tarmac driveway providing off road parking with and EV charging point, planted borders and a storm porch with a Solidor composite front door leading into

### Entrance Hallway

With LED ceiling spot lights, radiator, stairs leading to the first floor accommodation, porcelain tiled flooring and oak door leading off to



### Spacious Lounge to Front

13' 1" x 12' 8" (3.99m x 3.86m) With UPVC triple glazed window to front elevation, wall mounted radiator and ceiling light point

### Superb Dining Kitchen to Rear

20' 1" x 10' 0" (6.12m x 3.05m) Being fitted with a range of wall, base and drawer units with a Quartz work surface and upstands over incorporating an inset 1 1/2 bowl sink and drainer unit with Franke mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and electric oven beneath. "A" rated integrated appliances including an integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. Concealed wall mounted "A" rated gas central heating boiler, porcelain tiled floor, two wall mounted radiators, LED ceiling spot lights, under cupboard lighting, acoustic UPVC triple glazed window to the rear aspect and acoustic UPVC triple glazed French doors leading to rear garden



### Guest W.C

Being fitted with a modern white ROCA suite comprising a low flush W.C and floating vanity wash hand basin. Porcelain tiling to splash back areas and floor, chrome heated towel rail and ceiling light point

### Landing

With ceiling light point, access to loft space, airing cupboard, obscure triple glazed window to side and oak doors leading off to

### Bedroom One to Front

15' 8" max x 9' 2" (4.78m max x 2.79m) With two UPVC triple glazed windows to front elevation, radiator and ceiling light point

### Bedroom Two to Rear

13' 10" x 8' 9" (4.22m x 2.67m) With acoustic UPVC triple glazed window to rear elevation, radiator and ceiling light point

### Luxury Family Bathroom to Side

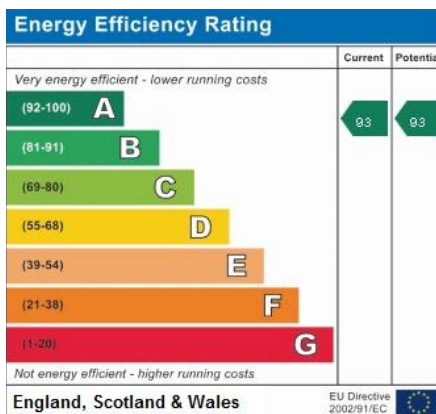
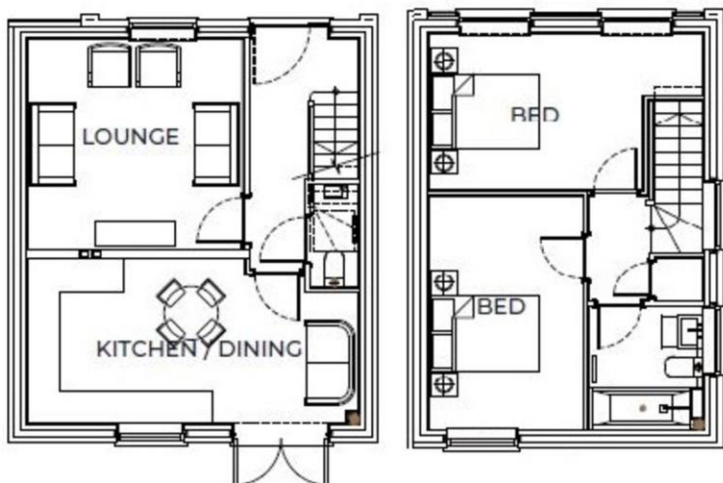
Being fitted with a luxury white ROCA suite comprising of a panelled bath with Hansgrohe shower and glass shower screen, floating vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, LED ceiling spot lights and an obscure UPVC triple glazed window to the side elevation

### Landscaped Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, cold water tap, security lighting, gated side access and panelled fencing to boundaries

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - TBC



316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.