



Cricketers Grove, , Harborne, Birmingham, B17 8BF

- Modern Detached Corner Plot Residence in Knightlow Park Development
- Extended Open Plan Living Quarters at the Rear of the Property
- Secluded South Facing Rear Garden
- Excellent Transport and Access Links to QE Medical Complex, Birmingham University and City Centre
- Five Generously Sized Bedrooms, Four with Fitted Wardrobes
- Popular Cul-De-Sac in Close Proximity to Harborne Village Centre
- Driveway and Double Garage with EV Charging Point
- EPC Rating - B

Offers In The Region Of £1,095,000



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An immaculately presented and beautifully extended detached corner plot, located within the highly regarded Redrow Development in Harborne. This family home has been luxuriously upgraded to provide fantastic open-plan living quarters, with five generously sized bedrooms and a double garage and driveway. Within close proximity of Harborne Village High Street and has wonderful direct views over Knightlow Park.

Nestled within this quiet sought-after cul-de-sac, the property includes a 4x12 meter extension, efficient double glazing, gas central heating and high specification fixtures and luxury upgrades throughout. Set back behind a decorative front fore-garden, a block paved driveway leads to the double garage and property entrance, including space for three cars and includes an EV charging point.



As you enter the composite entrance door you come into a welcoming tiled hallway that provides the staircase to the first floor, integral access to the garage and a guest cloakroom with WC and wash hand basin. The front reception room is an immaculate formal lounge with large bay window overlooking the park, with an additionally well proportioned rear reception room with patio doors out to the rear garden currently used as a children's playroom.

At the rear of the house is the main family hub, a wonderful open-plan living space incorporating the rear extension, providing the perfect area for entertaining family and guests, with bi-folding doors out to the rear garden and a roof lantern providing plenty of natural light. There is ample space for both living and dining with a media wall installed to one wall, air conditioning, integrated mood lighting and underfloor heating across this area.



The kitchen area comprises wall and base level units with complimentary worktops including matching up-stand and breakfast bar area. there is an integrated 'Siemens' oven and microwave oven, with large induction hob and extractor unit.



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Additional integrated appliances include dishwasher and large double fridge-freezer. A separate utility room provides additional work surfaces and sink unit with space and plumbing for washing machine and tumble dryer, and houses the central heating boiler.

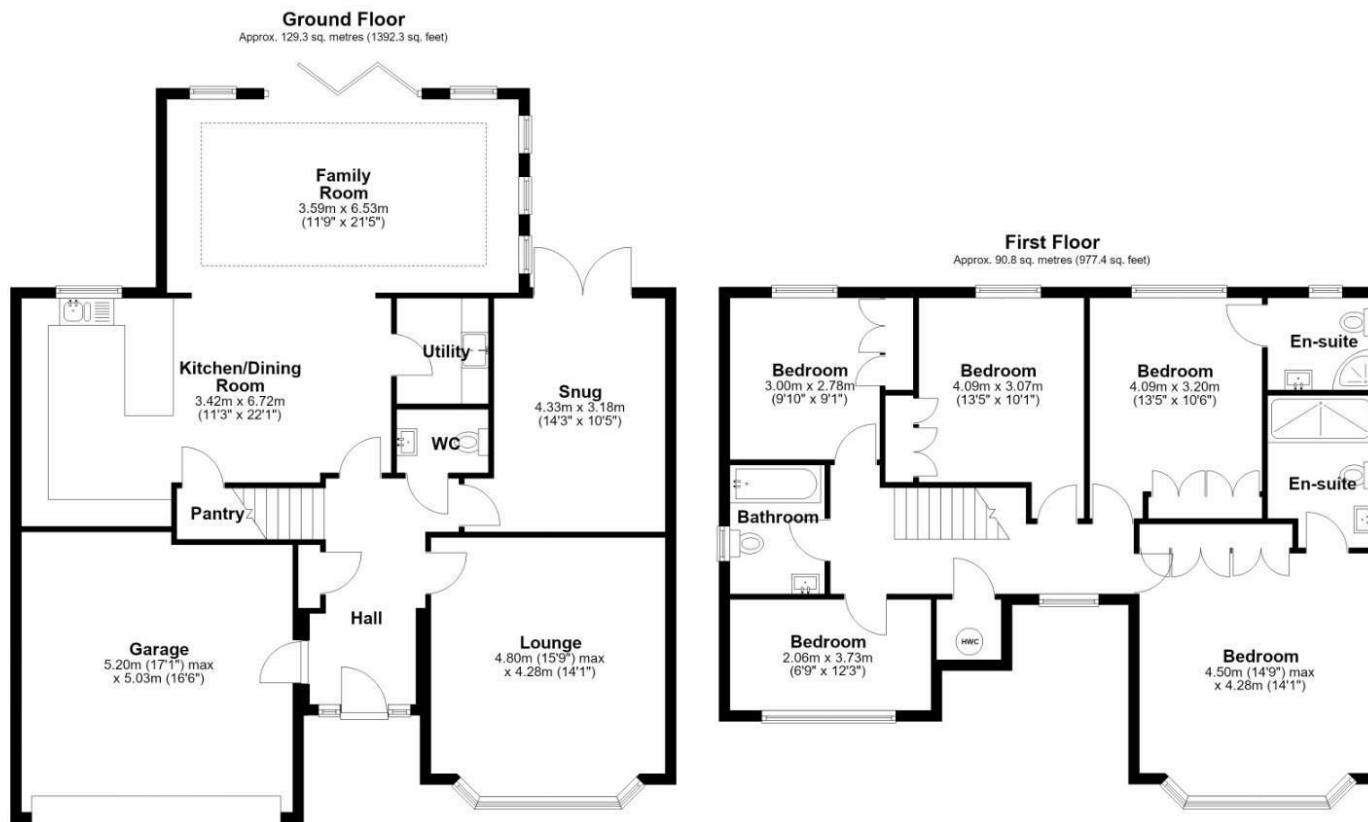
To the first floor, a large gallery landing area with views over the park has loft access and a storage cupboard housing the hot water cylinder, with access into five generously sized

bedrooms, including four double bedrooms all with fitted wardrobes, and a fifth bedroom which is currently used as a study/home office. The large master bedroom suite overlooks the park and includes a fully tiled en-suite which comprises WC, wall mounted sink unit and a walk-in shower cubicle with rainfall shower. In addition there is another identical en-suite off the second bedroom, with a third family bathroom suite providing WC, wall mounted sink unit and bath with separate shower that

completes the internal accommodation. Outside at the rear is a superbly landscaped garden area, perfectly secluded with a wrap-around porcelain tile patio and a sheltered pergola with seating area. With lawn and fenced boundary with side gate access. The double garage provides electric up and over door. The property is positioned on a corner plot of the private

Knightlow Park development, with a wonderful green landscape on the property's doorstep including 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 and award winning restaurants, bars and a fantastic cafe culture. 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.



Total area: approx. 220.2 sq. metres (2369.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Viewings

Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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.

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