



33 Cricketers Grove, Birmingham, B17 8BF

Asking Price £775,000

Hadleigh Estate Agents are thrilled to present this immaculate four double bedroom detached property situated on the desirable Knightlow Park Development and offered with no upward chain.

This property boasts modern interiors and a spacious accommodation throughout comprising of; front reception room, modern kitchen diner, separate utility room and guest WC. Four double bedrooms, master bedroom with ensuite. This home also benefits of having off-road parking, garage and maintainable garden.

Cricketers Grove is situated within this superb location on the Knightlow Park private development, on the doorstep of a children's play area and fitness trail. The property is also within comfortable reach of the heart of Harborne High Street which houses many highly regarded restaurants, bars and cafes. The property is also within easy access to the Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre all of which have amazing local transport links. The range of excellent leisure venues within the area including Birmingham Botanical Gardens, Edgbaston Priory Club and Edgbaston Cricket Ground.

Entrance Hall

Wood flooring, ceiling light point, radiator.

Lounge

Wood flooring, double glazed window to front elevation, ceiling light point and radiator.

Kitchen Diner

Wood flooring, double glazed window to rear elevation, double glazed doors to rear elevation, ceiling spotlight points, radiator, integrated appliances, two electric cookers, gas hob and various cupboards for storage.

Downstairs W.C

Wood flooring, half tiled walls, radiator, low flush W.C and hand wash basin.

Utility

Wood flooring, double glazed window to rear elevation, radiator, ceiling light point and various cupboards for storage.

Bedroom One

Wood flooring, double glazed window to front elevation, ceiling light point, radiator and fitted wardrobes with sliding mirrored doors.

EN-suite

Tiled flooring, half tiled walls, ceiling light point, heated towel rail, privacy window to front elevation, shower cubicle, low flush W.C and hand wash basin with underneath storage.

Bedroom Two

Wood flooring, double glazed window to front elevation, ceiling light point, radiator.

Bedroom Three

Wood flooring, double glazed window to rear elevation, ceiling light point, radiator.

Bedroom Four

Wood flooring, double glazed window to rear elevation, ceiling light point, radiator.

Bathroom

Tiled flooring, half tiled walls, ceiling light point, heated towel rail, privacy window to front elevation, panelled bath with shower over, low flush W.C and hand wash basin with underneath storage.

Garden

Paved patio and fencing to boundaries.

Garage

Up and over door and power points.

Additional Information

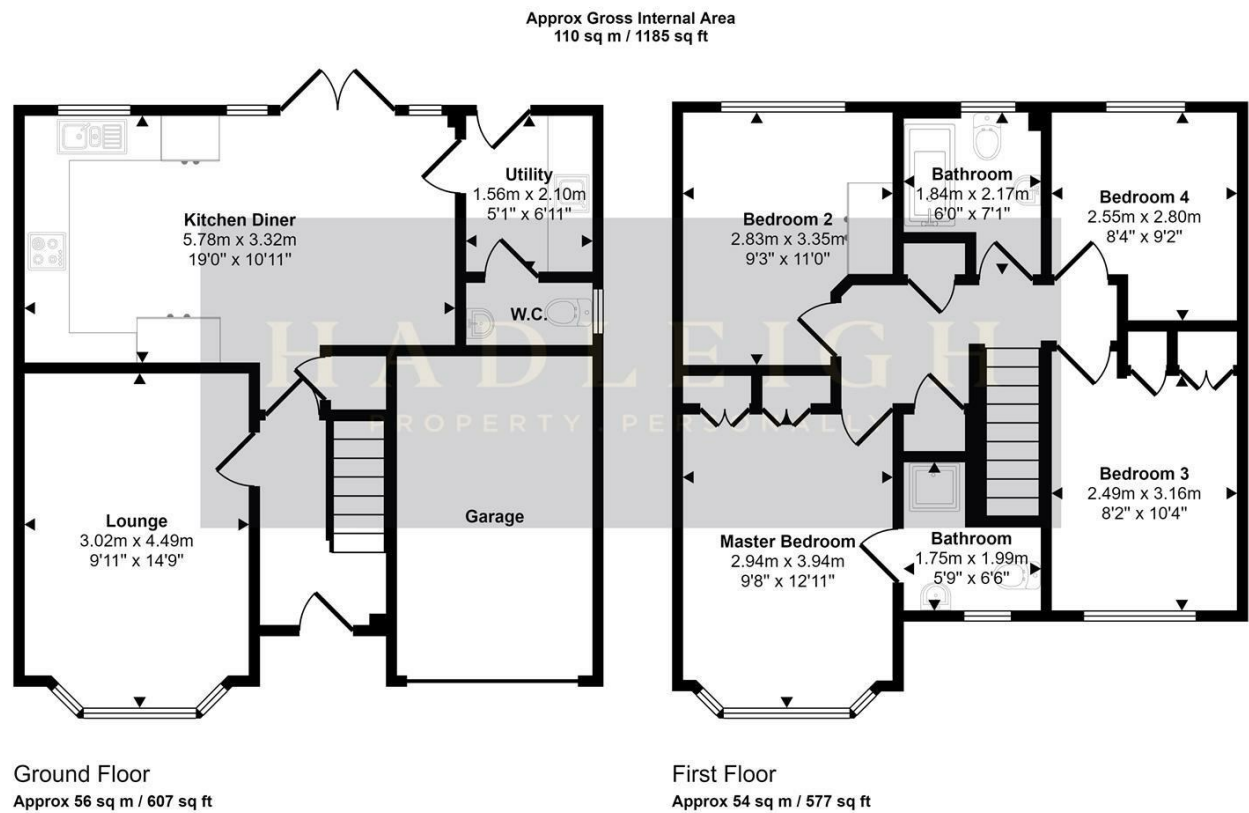
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - B

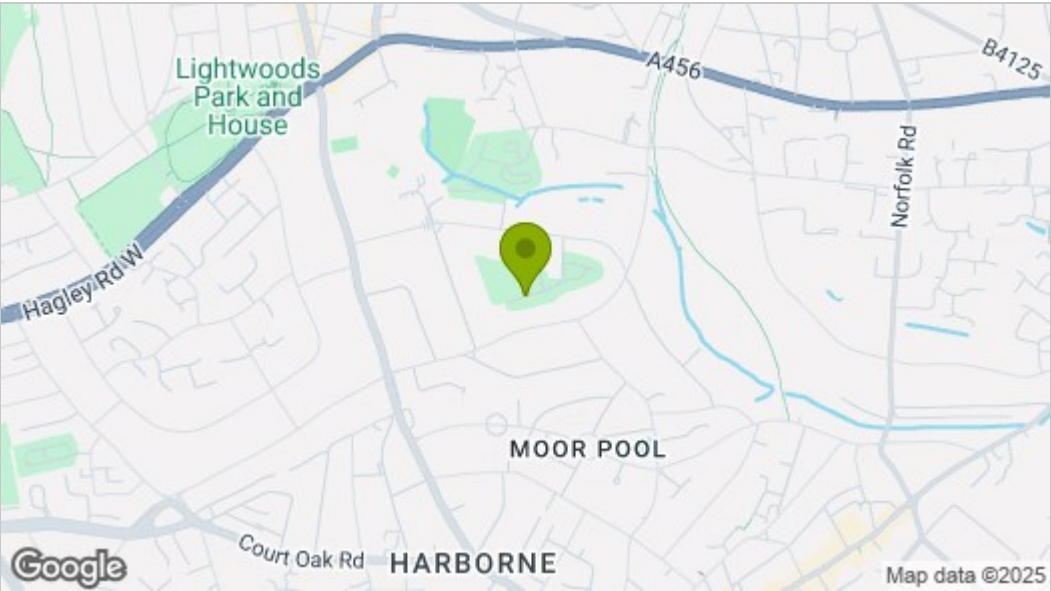
Council Tax Band - F

Floor Plan

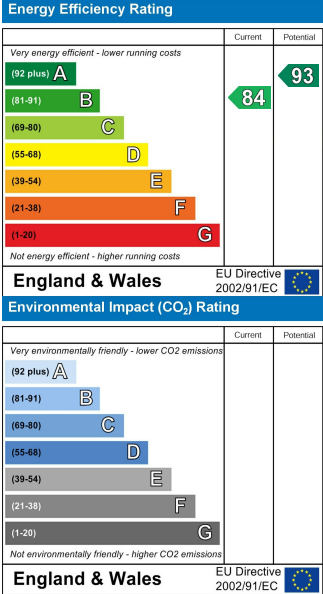


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.