



6 Lelant Grove, Birmingham, B17 9UA

**Asking Price £525,000**

Hadleigh Estate Agents are delighted to offer this substantial four bedroom semi detached property for sale. Boasting ample, turn key living accommodation the property is located within the secluded Lelant Grove.

The property comprises, driveway parking for multiple cars, entrance porch and hallway. Off the hallway is a beneficial study which can be used as an additional guest bedroom or play room with modern shower room. To the front is a dining room, with double doors leading through to an extended lounge. A modern and extended kitchen diner and utility room.

The first floor accommodation boasts four double bedrooms and modern family bathroom benefitting from separate bath and shower. To the rear of the property is a significant garden, with extensive patio area.

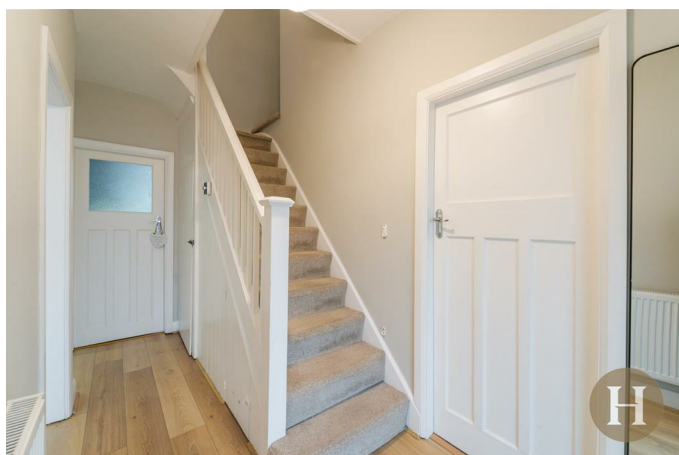


## Location



Lelant Grove is a secluded cul de sac, located just off Harts Green Road, offering easy access into Harborne and all the High Street has to offer, including award winning restaurants, bars and local shops. Excellent transport links are on offer into Birmingham City Centre, along with nearby Queen Elizabeth Hospital and University of Birmingham. There are ample nearby schools and leisure facilities, including Harborne Leisure Centre, Harborne Golf Club and Queens Park a short walk away.

## Entrance Porch/ Hallway



UPVC porch door and window to the side elevation, internal opaque glazed front door. Porch wall light, ceiling light point, central heating radiator and stairs to first floor accommodation.

## Dining Room



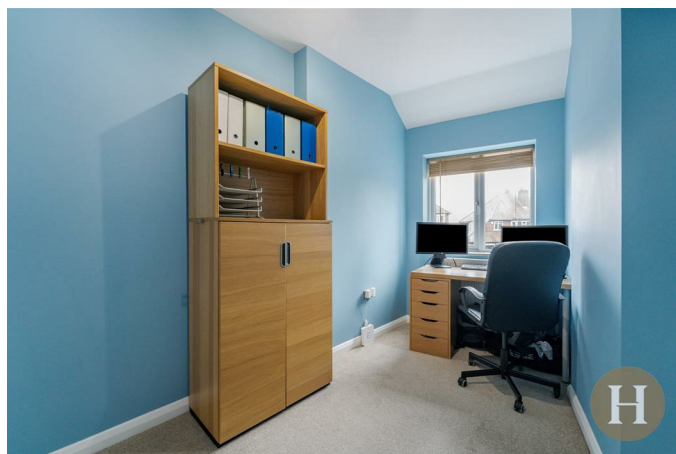
Spacious dining room benefitting from bay window to the front elevation, feature fireplace, central heating radiator and ceiling light point. Partially glazed internal double doors through to the lounge.

## Lounge



Extended lounge with patio doors leading to the garden and impressive ceiling lantern. Two central heating radiators, ceiling spotlights and door to hallway.

## Study



Fantastic multi purpose room, making for an ideal study or home office. Further adding the option to be used as an additional guest bedroom. Window to front

elevation, central heating radiator, ceiling light point and access to shower room.

### Downstairs Shower Room



Partially tiled shower room, complete with walk in shower cubicle, low level flush WC, hand wash basin and towel radiator.

### Kitchen Diner



Modern and spacious kitchen diner, boasting breakfast bar and ceiling lantern. Fitted kitchen with a range of base and wall units, including downlighters. Window to the rear elevation, ceiling light point and space for dining area.

### Utility Room



UPVC patio door to the rear elevation and window, a range of base and wall units, plumbing for utilities and sink. Partially tiled splashbacks, ceiling light point and central heating radiator.

### Landing

Carpeted flooring, ceiling light point and pull down loft hatch, benefitting from pull down ladder leading to a large insulated and boarded loft.

### Master Bedroom



Spacious bedroom with bay window to front elevation, carpeted flooring, ceiling light point and central heating radiator.



### Bedroom Two



Double bedroom benefitting from fitted wardrobes and rear bay window. Ceiling light point, central heating radiator and carpeted flooring.

### Bedroom Three



Extensive bedroom boasting two double glazed windows to the front elevation, central heating radiator and two ceiling light points.

### Bedroom Four



Double bedroom with window to the rear elevation, ceiling light point, central heating radiator and carpeted flooring.

### Bathroom



Tiled bathroom suite, boasting bath and separate shower cubicle. Low level flush WC, vanity unit and medicine cabinet. Towel radiator, obscure gazed window to the rear elevation and ceiling spotlights.

### Garden



The garden benefits from being one of the largest plots, being a two tiered garden with a large paved patio area and the main significant garden is predominantly laid to lawn and fenced boundaries.

### 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.

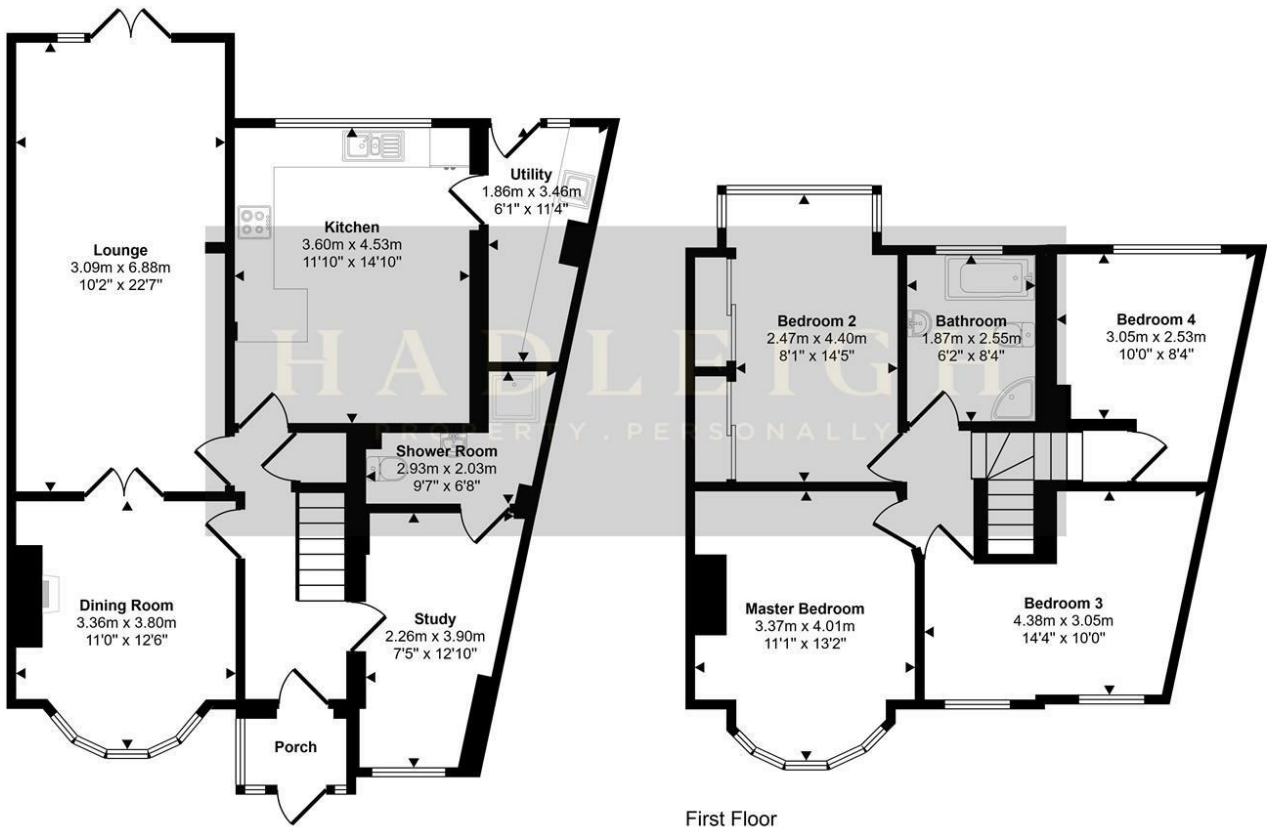
Tenure - Freehold

EPC – D

Council Tax Band – C

Floor Plan

Approx Gross Internal Area  
137 sq m / 1473 sq ft

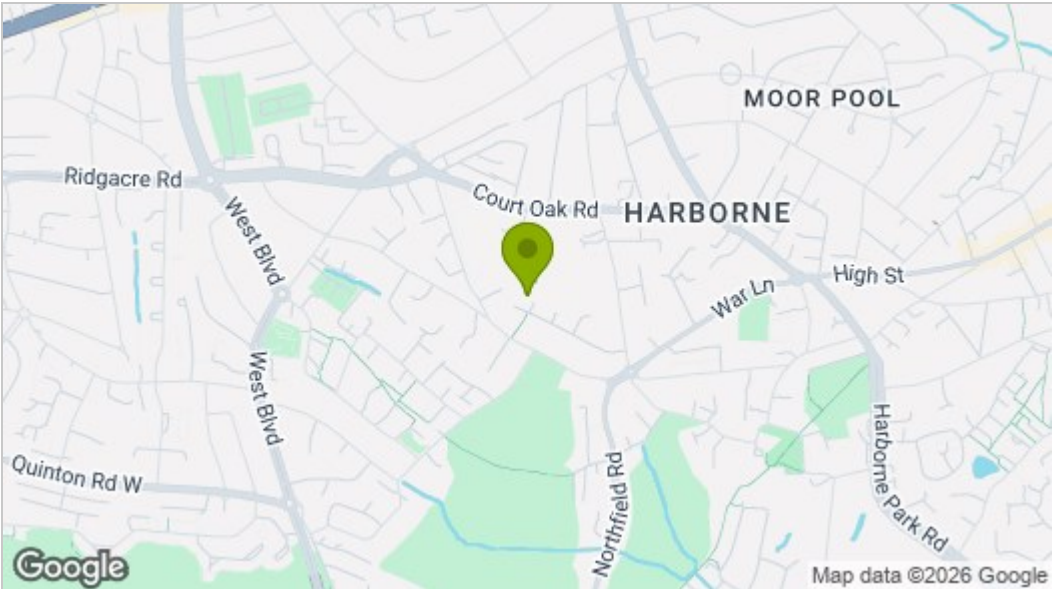


Ground Floor  
Approx 80 sq m / 861 sq ft

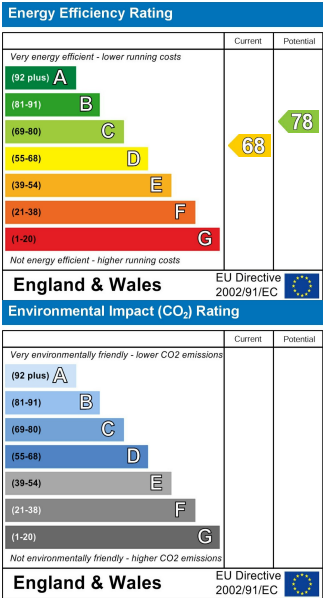
First Floor  
Approx 57 sq m / 612 sq ft

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.