



## 12 Stacey Grange Gardens, Rednal, Birmingham, B45 9PN

Offers Over £440,000

- Four Bedroom Executive Detached House
- Lounge With Bay Window
- Good Size Landscaped Rear Garden
- Quiet Cul-De-Sac
- Hall & Downstairs WC
- Modern Family Bathroom
- Walking Distance to Lickey Hills
- Stunning Contemporary Kitchen/Diner
- En-Suite Shower Room
- Block Paved Drive & Garage

# 12 Stacey Grange Gardens, Birmingham B45 9PN

An immaculately presented four bedroom executive detached family home with off road parking & garage, enjoying a modern/contemporary decor throughout, pleasantly located on a corner plot, with a good size rear garden, situated in a sought after quiet cul-de-sac within walking distance to the Lickey Hills

Council Tax Band: E Birmingham

EPC Rating: D



Council Tax Band: E



## DESCRIPTION

The property in brief comprises a welcoming hall, downstairs wc, lounge with bay window & feature fire place, modern/contemporary kitchen/diner having a range of high gloss wall and base units, five ring gas hob, oven, extractor, dish washer, and wine cooler.

Stairs to first floor landing, master bedroom with built in wardrobes, en-suite shower room, double bedroom two, double bedroom three and bedroom four, family bathroom comprising wc, vanity sink unit, bath with shower over, glass shower screen, tiled walls and floors.

## OUTSIDE

The front of the property has a block paved drive providing off road parking, gravelled area, lawn and garage.

The rear of the property benefits from having a good size beautifully landscaped rear garden with a large patio, artificial lawn, decked area, shed, outside power sockets, and fenced boundaries.

## LOCATION

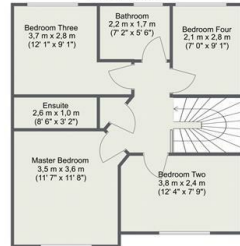
Stacey Grange Gardens is situated in sought after quiet cul-de-sac in Rubery, Rednal, Birmingham, within walking distance to the foot of the Lickey Hills & Golf Course.

It is conveniently situated for close by amenities, is walking distance to Rubery Village. Longbridge Retail Park is near by for local shopping and dining, including Marks and Spencers and Sainsburys and is close to good transport links for commuters, with easy access to the motorway & rail networks.

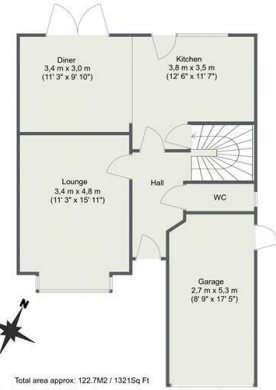
## TENURE

The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitors

**Stacey Grange Gardens  
First Floor**



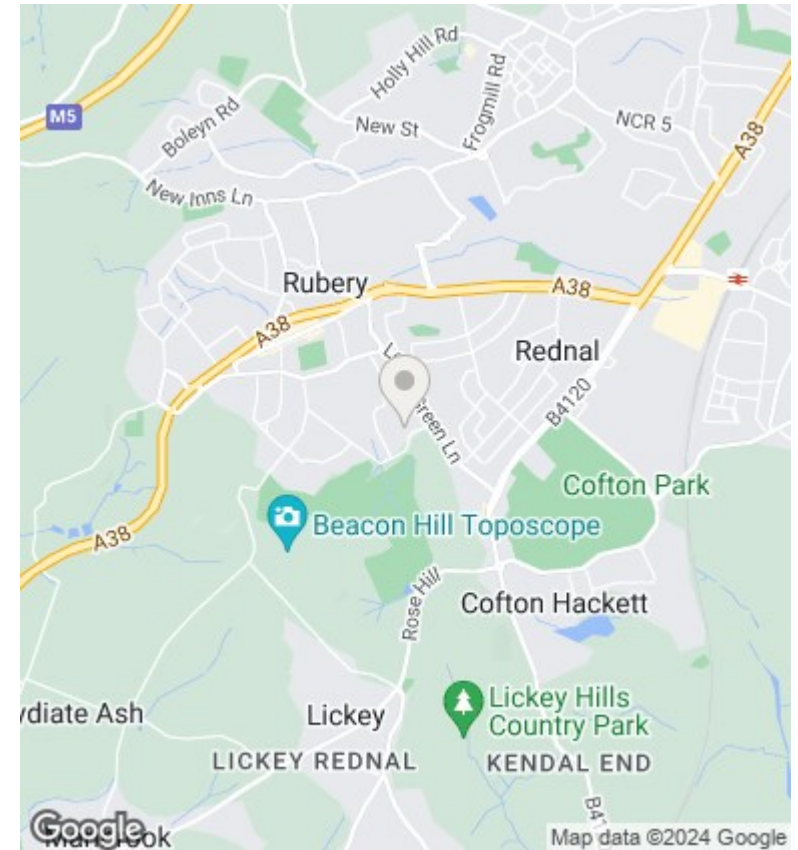
**Ground Floor**



Total area approx: 122.7M<sup>2</sup> / 1321Sq Ft  
For illustrative purposes only. Dimensions, fixtures, fittings and things do not represent the current state of the property. Measurements are approximate and not to scale. Floor plan and images supplied by PropertyPhotography Ltd.

**Viewings**

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	