



ginger

LEAH CLOSE

MARSTON GREEN

WELCOME

Ginger are delighted to offer this spacious four bedroom detached family house located within this unique and private gated development. Built in 2013. Being convenient to Marston Green village centre, the train station, local schooling and within easy reach of the major roads, rail, air and motorway network, also for future proofing for HS2.

The property delivers excellent accommodation, enjoying a welcoming hallway with separate cloakroom, breakfast kitchen, large family living room, spacious dining room, conservatory and study on the ground floor. A principal bedroom with en-suite shower room, further 3 excellent bedrooms, and the benefit of a bathroom and separate shower room too.

The south-facing garden is delightful, particularly with the woodland set behind, as well as there being a generous driveway to the front, with a garage.

APPROACH

This modern development is set behind private electronic gates which are controlled internally at the property. This provides privacy and security. Once inside the development there are a handful of executive family homes. As a family home then it also provides a safe location for the children to play. Not only does the property benefit from a generous driveway to the front with access to the garage, but there is also visitors parking for your guests.

KEY FEATURES

- Four bedroom detached house
- Located within a private gated development
- South-facing private garden with woodland setting behind
- Large family living room and separate dining room
- Downstairs cloakroom and separate study
- Stylish Breakfast kitchen and Separate utility
- Principal bedroom with en-suite shower room
- Further two washroom facilities
- Generous driveway to front with garage
- Convenient to village centre, train station, local air, rail & motorway networks





LIVING SPACES

Welcome inside. The moment you step through from the front door you will appreciate the space and the depth that this home offers.

The hallway is a generous size with stairs rising to the bedrooms and bathrooms. The hallway giving access to the breakfast kitchen, separate utility, family living room, dining room and study. There is also handy pull out storage cupboard under the staircase to tuck away your shoes and boots.

The downstairs cloakroom offers a white hi-gloss vanity storage unit, large wash basin with mixer tap and toilet. Being neutrally presented with contrasting tiles and central heating radiator.

The kitchen is located at the front of the property and boasts a stylish and comprehensive number of wall and base units complimented by contrasting surface. There are a number of integrated appliances to include an AEG single oven with grill, and AEG induction hob above complimented by a modern AEG extractor fan. Furthermore, there is a built-in microwave, dishwasher and a 1 and a 1/2 sink with drainer. Some of the appliances have been recently replaced. There is space here for a free-standing larder style fridge/freezer, as well as ceiling LED spotlights and central heating radiator.

What we love about the kitchen space is the breakfast area, perfectly positioned within the feature bay window, perfect for a small breakfast / poser table, and the ideal spot to enjoy your tea and toast, or opening up the laptop catching up on the morning emails.

The utility is always an important room in any family house to take the chores away from the kitchen, and provides a good compliment of wall and base units to match the kitchen, with work-surface and a sink with a flexi-hose tap. There are provisions here for your washing machine and separate dryer, as well as there being some power points around the work-surfaces for charging appliances, as well as having tiled splash-back, and a UPVC glazed door to the side elevation to access the garden.

The family living room is a superb space, beautifully styled with a modern decor, complimented by wood laminate flooring. This is a great sized space, and perfect for the larger family and will easily accommodate a number of sofas, chairs and media centre. We love the recessed area in the centre of the room which is perfect for your larger TV, as well as enjoying the view out to the south-facing rear garden through the French patio doors and the accompanying window to the side, ensuring plenty of natural lighting into this room as well as opening out the room into the garden in the summer months or when entertaining. The room offers central heating, ceiling drop lights and spotlighting, as well as having numerous power points, some with USB charging points, which is perfect for charging your iPad while relaxing on the sofa.

The family dining room is positioned at the rear of the house, a spacious room and will easily accommodate a larger family sized dining table. The dining room is stylishly presented in a light neutral colour, and having French doors opening out into the conservatory, and to provide plenty of natural light, access into the conservatory, and leading through into the garden, which is perfect for when socialising. The dining room has a ceiling centre light, LED spotlights, and central heating.

The conservatory is a great addition to the home, providing some additional accommodation, yet a private and relaxing space to sit and take in the garden view, enjoying the secluded south-facing aspect, and provides an adaptable space, not only to relax, but works really well as a kids playroom or more space when socialising. The conservatory benefits from a central heating radiator to keep it snug in the colder months. There is also a ceiling light and fan for those hotter days, and the roof has Uv filter film on the glass.

In addition to all these generous reception rooms, there is also a study, which is ideal should you work from home. Providing plenty of floor space for a workstation as well as space for storage cabinets. The window provides a view out into the development. This room has LED spotlights and central heating radiator, is neutrally presented with the continuation of the wood flooring from the hallway. Also the connectivity for the internet into the study.









BEDROOMS AND BATHROOM

Welcome upstairs. As a family house the bedroom accommodation certainly delivers excellent floor space and the layout works really well as a family house. The upstairs continues the neutral theme from the ground floor, with contrasting carpets running around the landing and bedrooms.

The landing is spacious, perfect for the busy morning rush hour with everybody getting ready for work and school, giving access to all four bedrooms, the two main family washrooms, and having the advantage of two storage cupboards. The tall ceiling certainly delivers a sense of space, as well as having access into the loft. We are advised the loft is part boarded.

The principal bedroom is a spacious room, lovely and bright, being neutrally presented with tall ceilings, having spotlighting and a large double glazed window to the front elevation looking into the cul-de-sac, as well as providing plenty of natural light into the bedroom. The bedroom provides plenty of floor space for a super-large bed, accompanying side tables, and still leaving plenty of room for further storage furniture. There's plenty of power points, the perfect wall for your television, additional twin ceiling lights, and radiator with thermostat.

The principal bedroom enjoys the benefit of the en-suite shower room, leaving the other two bathrooms for the family and guests. The en-suite is neutrally presented boasting a Porcelanosa wash basin with complementary mixer tap and a shavers point conveniently placed close by, and a Porcelanosa WC with dual flush. The vanity unit is perfect to tuck away your toiletries, with some additional shelving above. The mirrored wall-mounted vanity unit also provides extra storage, as well as there being a slimline ladder towel radiator ready to exit the shower. The double shower is stylishly tiled with a glass sliding door and mains-fed control, having both handheld and drench attachments. The leaf-pattern window to the rear elevation delivers plenty of south-facing sunny light, and with the door open sheds even more light into the main bedroom.

The second bedroom is located at the rear of the house and enjoys that stunning woodland view behind the south-facing garden. This bedroom boasts tall ceilings, being neutrally presented with contrasting carpets, leaving plenty of floor space for your larger bedroom furniture and benefiting from fitted wardrobes with sliding mirror doors. There are plenty of power points, as well as a TV aerial point and radiator with thermostat control.

The third bedroom is set to the rear of the house, also enjoying that stunning woodland view from the twin double glazed windows, which ensures plenty of natural light into this bedroom. The room is a great size and is an adaptable space, working well as a double bedroom, but for the younger members of family, allows plenty of floor space for their single bed, free-standing wardrobes, and the perfect recessed area for a gaming/homework desk. This bedroom has two central heating radiators, both with thermostat control as well as TV aerial point and twin ceiling lights.

The fourth bedroom is located at the front of the house and delivers a spacious single sized bedroom. Also an adaptable room, whether used as a bedroom, additional home office, perhaps a games room, or as a comfortable cinema room. This room has a window to the front looking into the development, with central heating radiator.

The upstairs benefits from two family bathrooms, the larger one having a bath with a mains shower attachment above and accompanying glass shower screen, a hi-gloss white vanity unit for storage, with a Porcelanosa WC with dual flush control, and a modern rounded free-standing Porcelanosa wash basin with free-standing mixer tap to the side. There's also a ladder radiator for towels, and a large feature frosted window to the front elevation which has a nice semi-circular feature to the top along with the tall ceilings, bringing both plenty of natural light and affording the sense of space.

The shower room is certainly a great addition to the family house, particularly with the number of bedrooms, and offers a modern room with stylish and neutral tiles to the walls with contrasting floor tiles for ease of cleaning. Providing a Porcelanosa WC with dual flush, corner wash basin with mixer tap, and a corner shower with mains-fed control. There's also a ladder radiator for towels, and a leaf-pattern frosted doubled glazed opening window to the front elevation. For your convenience, there is a mirror above the wash basin and ceiling spotlights.













ADDITIONAL INFORMATION

GARDEN

One of the key advantages to this property is the south-facing garden, and benefiting from woodland behind to ensure privacy and peace and quiet. The garden can be accessed from either the living room or the conservatory via the French doors and provides a comprehensive patio area for your outdoor dining furniture, as well as a lawn, which is perfect for the children to play.

There is access along the one side of the property, having a gate at the front for your bins and the side access into the garage. There is outdoor lighting.

GARAGE

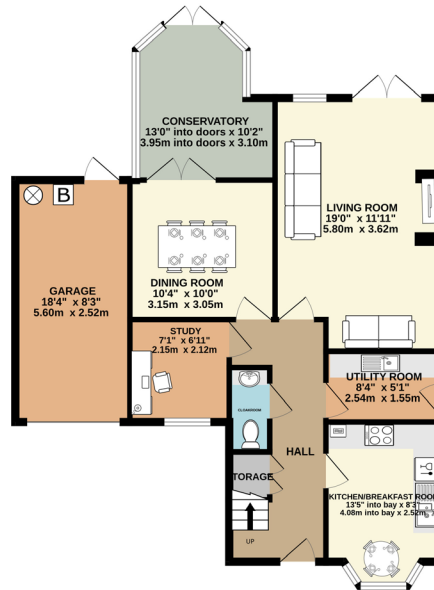
The garage has an up and over manually operated vehicle door to the front, and a UPVC glazed personnel door to the rear. Having lighting and power, as well as being home to the Ideal Logic Heat 18 boiler (10 years old - Services December 2023) and a large water cylinder which is perfect for the family house. The heating water system is controlled by a NEST system.

USEFUL INFORMATION

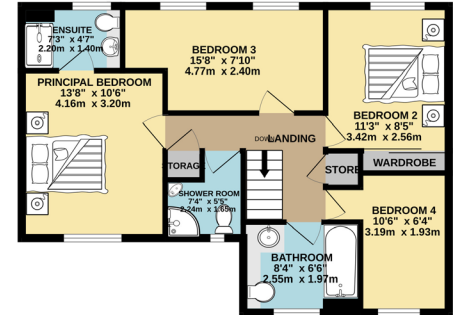
We are advised this property is Freehold, please seek confirmation from your legal representative.
 We are advised the council tax band E is payable to Solihull Metropolitan Borough Council. Current rates £2370/pa
 There is a communal charge of £25 per month with all property owners having an equal share of the communal land. This cost contributes to the driveway, visitors parking and electronic gates. The carpets have been recently replaced along with kitchen appliances. There are wi-fi light switches, a number of USB sockets and the property was re-decorated in 2023.
 Boundaries: Fences Left and rear.
 Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.
 Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.
 All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

FLOOR PLAN

GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1433 sq.ft. (133.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

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