



ginger

THE GREENWAY

MARSTON GREEN

WELCOME

Set almost on the edge of the village within a well-established and peaceful residential cul-de-sac, in easy reach of the village centre, shops, train and schooling. Marton Green is a popular village being so well-placed to reach London, Coventry and Birmingham by train, short reach to Birmingham International airport/train station and with excellent connections to near-by motorway links, major roads and future proofing for HS2. Resorts World, NEC and cinema on your doorstep providing entertainment, restaurants and cinema. Plenty of countryside on your door step too-easy reach to popular Warwickshire villages, local walks, pubs and golf courses.

This is a wonderful family home, modernised throughout, boasting a modern, light and clean style. The property has been extended delivering an excellent open-plan modern lifestyle focused space set out as a kitchen/sitting/dining area with those all-important bi-fold doors leading out to the rear private garden, a central island and the all-important focal log burning fire. The space you will spend much of your time at home, whether cooking, relaxing or dining, this room simply delivers, and provides the best party home. Offering a further generous and adaptable reception hallway/sitting area as you walk in from the porch, a separate utility linking the garage and a refitted cloakroom/shower room leading off from the living space.

Upstairs, there are five great size bedrooms and the modern family shower room .A room to suite all members/ages of the family,, all stylishly presented.

Outside, the home enjoys a generous driveway with access into the garage, side access gate and a generous side garden with opportunities to develop plus a private rear landscaped garden from the kitchen.

Let's dig into the details..

KEY FEATURES

- A stunning 5 bedroom, modernised and extended detached house
- Open-plan living at heart
- Open-plan kitchen/dining/sitting area with bi-fold doors and log burning fire
- Separate reception hallway/sitting room
- Brand new ground floor shower room
- Excellent fitted kitchen zone with central island and separate utility
- Five great size bedroom and family shower room
- Large plot, landscaped rear garden, further garden land to side
- Generous driveway, garage and porch
- Easy reach to village amenities, schools, trains and major commuter links





LIVING SPACES

The living accommodation is simply stunning, with open plan in the forefront of the mind when designing this extended space, and working really well for a large family, or particularly when entertaining. We are sure that when you come to visit, you will really appreciate the space on offer and all that it offers.

Firstly, you are greeted by a welcoming porch as you arrive at the property, which is the perfect spot to kick off your shoes, providing a composite front door with feature insert window, with double glazed units to the side, where the porch has a radiator with thermostat control, wall lighting, and a further glazed door leading into the front reception room.

The front reception is an adaptable space, whether as a grand welcoming hallway, a family sized dining room, or an additional sitting space, which would work really well for the younger members of the family to have their sofa, television and their own chill out space. The stylish decor really sets off this home, with the hardwearing engineered wood flooring in the sitting area, boasting a large double glazed window to the front, and both wall and ceiling lighting. There's a central heating radiator, and stairs with a glass and stainless steel balustrade leading you to the bedrooms and family shower room. The reception hall/sitting room has numerous radiators, with a further door leading into the open-plan living /dining/kitchen area.

The moment you step into the extended open-plan kitchen/dining/sitting area you will be amazed at the space and appreciate how this area functions for the family and socialising. This space is beautifully styled with modern decor complimented by Camaro luxury vinyl flooring which really adds an opulent finish to this area.

As you're walk-in to the room from the reception hallway, the first area suggests the perfect sitting/dining area depending how you wish to use this space. It would easily accommodate a large dining table, perfect for family time, for entertaining and for informal dinner parties. Alternatively, this area is perfect for a comfy sofas especially with the TV on the wall making this secondary sitting zone perfect to watch the football or catch up on a movie without interrupting the regular sitting area towards the rear of the room within the extended part. This relaxing lounge section boasts a log-burning fire to be the central focal point of this space, and will accommodate your sofa, chairs and the perfect spot for your media centre and with connections on the wall if you prefer you place the TV up higher.

The kitchen area provides a good compliment of contrasting wall and base units, which stretch from the lounge area around into the kitchen, complimented by marble work-surface with numerous power points around for your smaller appliances, and having a Belfast style deep sink with chrome mixer tap incorporating a pull-out flexi-hose to rinse the dishes. There are a number of integrated appliances to include a double oven and grill, a built-in fridge and freezer, and electric four hob set within the central island, and also a dishwasher. The central island is perfectly positioned to sit round with a couple of barstools at breakfast time, being perfect for your morning coffee and croissants. The central island is a lovely space to sit around whilst meals are being prepared to talk to family and guests. A great addition to this home.

This large open space is beautifully complimented by large and popular bi-fold doors, being perfect for the warmer time of the year to open out into the private south-east facing rear garden. All of this works really well for socialising and when having large gatherings to open out and extend the party out into the garden space. Furthermore, to the front of this space is a stable solid wooden door which gives access into the side garden.

For some additional storage, there is an under-stairs pantry. There are numerous radiators around the room with individual thermostat controls, skylights above the extended area, and various lighting around the remainder.

Furthermore, this home benefits from a separate utility, having some work-surface space with undercounter provisions for your washing machine and dryer, as well as having twin rounded sinks. There is a separate door leading off the utility into the garage, which makes it easy to bring the muddy dog in, and the shopping from the car. There is an opaque opening double glazed window to the side elevation and extra floor space which is perfect for your additional fridge and freezers.

There's also a separate door from the large living area providing access into the wet room which offers a mains-fed shower complimented by a glass screen, a wall-mounted floating wash basin, WC and radiator.









BEDROOMS AND BATHROOM

Lets take a look upstairs. The clean modern decor continues the theme from the ground floor into the bedroom accommodation. The spacious landing is perfect for the morning rush-hour, with everybody getting ready for work and school, giving access to all bedrooms, family shower room and having a useful airing cupboard. The landing is lovely and bright, boasting a stylish stainless steel and glass staircase feature, as well as having ceiling light, power and access into the loft. The stunning hardwood contrasting doors give access into the accommodation and create a nice traditional feature to the landing.

The main bedroom is located at the front of the house, providing generous floor space for your larger bedroom furniture, enjoying plenty of natural light delivered into the bedroom via the large double glazed window on the front elevation. There is a radiator set underneath with individual thermostat control, as well as the bedroom having the benefit of built-in double sized wardrobes. The bedroom is neutrally presented having a textured papered feature wall, contrasting carpets, and power points in all the convenient locations.

The second bedroom is set to the rear of the house, also offering generous floor space, perfect for the teenage member of the family, to allocate their bed, side tables, and homework/gaming desk. The built-in wardrobe set off stylishly with the hardwood doors, provides good hanging space, and with the bedroom having a large double glazed window to the rear, providing a south-east sunny aspect, ensures plenty of natural light into the bedroom, particularly in the morning. There's central heating with thermostat control, lighting and power.

The third bedroom is located in the extended part of the property, at the front, enjoying the peaceful view into the cul-de-sac through a large double glazed window with central heating radiator placed underneath. This bedroom is neutrally presented with contrasting carpet, ceiling light, and would easily fit a double sized bed, still leaving space around for free-standing wardrobes and accompanying bedside tables.

The fourth bedroom set to the front, is a stylish bedroom, also modern with its decor, having a large double glazed window and radiator. The room would accommodate a double bed if needed, but does make for an excellent sized single bedroom, with space for a bed, wardrobe etcetera.

Bedroom number five is an adaptable space, working well as a single bedroom, having the perfect recess area for either a free-standing wardrobe, a rail, or you may choose to have a wardrobe fitted. This room works well for the youngest member of the family, or as a babies room, or if you need some extra office space, then this room would be perfect, particularly having the sunny and private aspect to the rear. There's a double glazed window and radiator set underneath, with ceiling lighting.

The family shower room has been recently replaced to offer a stylish suite, which comprises of a dark grey vanity unit with hand wash basin and chrome mixer tap. a RAK Ceramic toilet with dual flush control, and a walk-in double sized shower with mains-fed control having both drench and handheld attachments, complimented by a glass shower screen. The shower is beautifully styled with modern natural coloured tiles, contrasting floor tiles, as well as having a ladder towel radiator, ceiling light, and frosted opening double glazed window to the rear.













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Elmton Rd

London Rd

ADDITIONAL INFORMATION

OUTSIDE SPACE

The property is set on a large plot, and has extensive gardens around the rear and side of the house. The main garden area is landscaped from the bi-fold doors in the kitchen/sitting area, and with an outdoor tiled patio, is the perfect relaxing and socialising space. The garden is really private, with trees set behind, and being south-east facing to ensure plenty of sunny sunlight. Furthermore, there's access along the side of the property, and wall lighting to the rear where the garden expands further around the side, which is yet to be landscaped, but does open up an opportunity for you to create the space that you require. As a garden area, it would work really well for the kids, and the family dog, which is also private, safe and secure.

There is a gate to the front side of the property gives access to the driveway, and with the stable wooden doors to lead back into the main house.

GARAGE

The single sized garage has an up and over vehicle access door to the front, with a solid wood door leading into the utility at the rear, the garage is also home to the Glowworm Easy 28C boiler, the Smart gas meter and the electric consumer unit.

USEFUL INFORMATION

We are advised this property is Freehold, please seek confirmation from your legal representative.

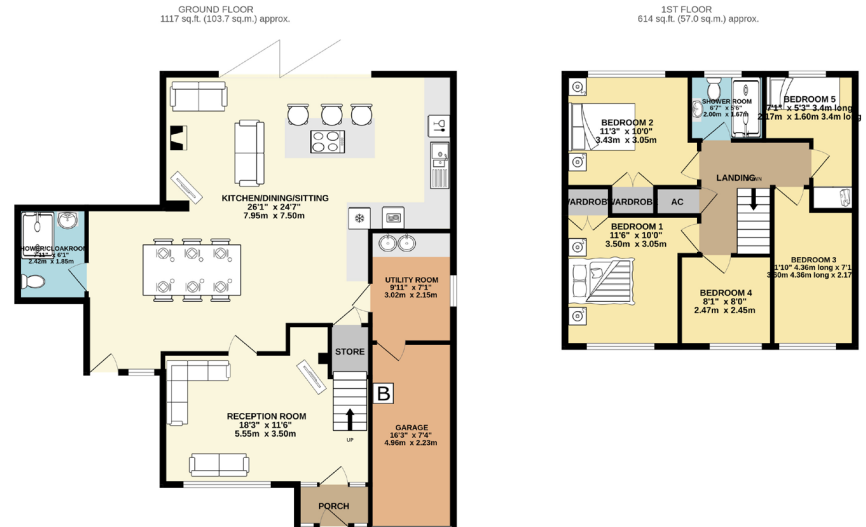
We are advised the council tax band D is payable to Solihull Metropolitan Borough Council.

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



5 BEDROOM EXTENDED DETACHED HOUSE

TOTAL FLOOR AREA : 1730 sq.ft. (160.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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9.30am - 5.30pm Mon - Fri, 9 - 3 Sat