Bartleys
Estate Agents









7 Norbury Grove, Olton, Solihull B92 8TT

Price Guide £425,000

- Significantly Extended Semi Detached
- Four Bedrooms & Two Bathrooms
- Stunning Breakfast Kitchen
- Conservatory
- Study & Utility
- Energy Efficiency Rating - C

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

7 Norbury Grove, Olton, Solilhull B92 8TT

7 Norbury Grove is a significantly extended stunning four bedroom semi-detached residence situated on a generous corner plot. The property offers spacious accommodation over three floors and is appointed to a very high standard within proximity to local stores, schools and amenities. The property features a stunning breakfast kitchen & master bedroom with Juliet balcony & briefly comprises hallway, cloakroom/wc. office/study, lounge, MAGNIFICENT fitted breakfast kitchen, conservatory, large utility, master bedroom with ensuite, three further bedrooms, family bathroom, private rear garden, integral garage/store.

APPROACH
Via a sweeping block paved driveway that enables off-road parking with generous laid to lawn fore garden with mature trees & shrubs, leading to a UPVC double glaze front door to:-



ENTRANCE HALL
Wood effect flooring, stairs rising to first floor landing, double panel radiator, ceiling light point, doors radiating off to cloakroom / WC, lounge, office/study and utility.

CLOAKROOM / WC
Modern suite comprising hand wash basin with vanity unit, low-level flush WC, ceiling light point, chrome towel radiator, UPVC double glazed window to the front aspect.

UTILITY
9' 2" (2.8M) X 7' 3" (2.2M)
Formerly part of the integral garage which has been converted into a good sized utility that is currently used as a salon with plumbing for a washing machine, space for additional appliances with worksurface over, plumbing for a sink, wood effect flooring, ceiling light point, double panel radiator and Velux skylight.



STUDY/ FAMILY ROOM
11' 10" (3.6M) X 10' 2" (3.1M)
Double panel radiator, ceiling light point, TV point, UPVC double glazed French doors to the rear garden.

LOUNGE
14' 1" (4.3M) X 12' 6" (3.8M)
A delightful lounge with double panel radiator, ceiling light point, TV point, under stairs built-in storage, UPVC double glazed window to the front aspect and door to:-

BEAUTIFUL BREAKFAST KITCHEN
15' 1" (4.6M) X 7' 10" (2.4M)
A beautifully appointed kitchen with a range of high gloss wall and base units with quartz worksurface, glass splash back area, integrated Samsung ceramic hob and oven with canopy extractor fan over, Caple microwave, Beko integrated dishwasher, single inset composite sink with mixer tap over, cupboard concealing recently installed Baxi combi boiler, fitted cupboards with space for an American style fridge freezer, ceramic tiling to floors, undercounter lighting and ceiling spotlights, leading through to:-



CONSERVATORY
10' 2" (3.1M) X 9' 6" (2.9M)
Two double panel radiators, ceiling light point and ceramic tiling to floor.

FIRST FLOOR LANDING
Doors radiating off to bedroom two, bedroom three, bedroom four and family bathroom with further set of stairs leading to master bedroom and ensuite.

BEDROOM TWO (FRONT)
15' 9" (4.8M) X 9' 6" (2.9M)
Double panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM THREE (REAR)
12' 10" (3.9M) X 9' 6" (2.9M)
Double panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM FOUR (FRONT)
11' 2" (3.4M) X 8' 6" (2.6M)
Double panel radiator, ceiling light point, UPVC double glazed window to the front aspect and loft access.

FAMILY BATHROOM (REAR)
A luxury refitted three-piece suite comprising a freestanding bath with Grohe thermostatic shower unit over, low-level flush WC, hand wash basin with storage drawers beneath, ceramic tiling to walls and floor, ceiling spotlights, chrome towel radiator, extractor fan, obscure UPVC double glazed window to the rear aspect.

MASTER BEDROOM ONE
16' 9" (5.1M) X 11' 6" (3.5M)
A stunning loft conversion has created a fabulous master bedroom with Juliet balcony, Velux skylight, fitted wardrobes with sliding mirrored doors, ceiling light point, double panel radiator, built-in storage to eaves and door to:-

ENSUITE
Modern suite comprising low-level flush WC with storage cupboard above, hand wash basin with storage cupboard beneath, shower enclosure with thermostatic shower unit, ceramic tiling to walls and floor, chrome towel radiator, extractor fan, obscure UPVC double glazed window to the rear aspect.

REAR GARDEN
A lovely low maintenance garden with wood panel fence perimeter has a paved patio leading to a good sized garden with artificial grass and a further paved seating area. There is an outside water supply and lighting.

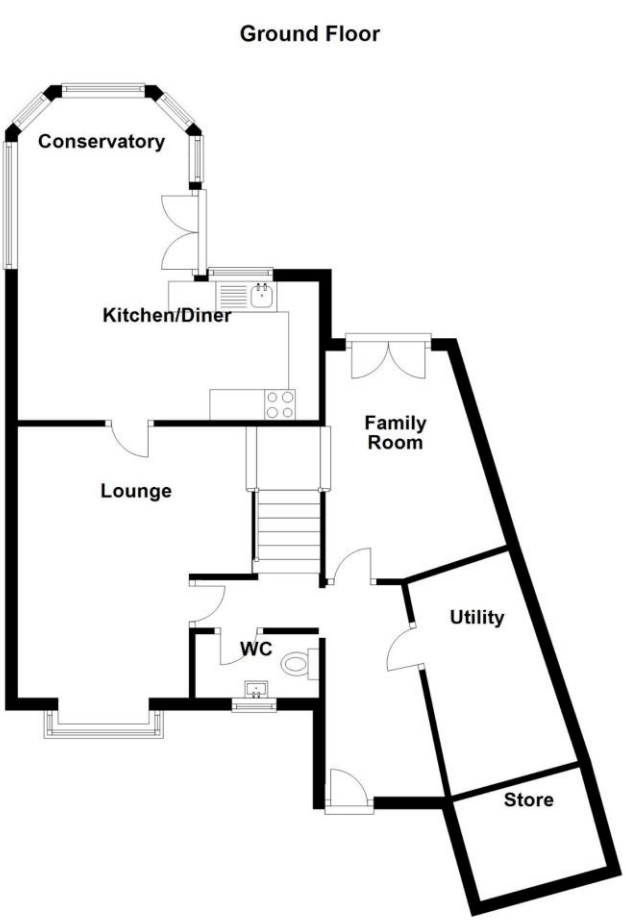
GARAGE / STORE
7' 10" (2.4M) X 5' 11" (1.8M)
The remaining section of garage with up-and-over door having power and storage.

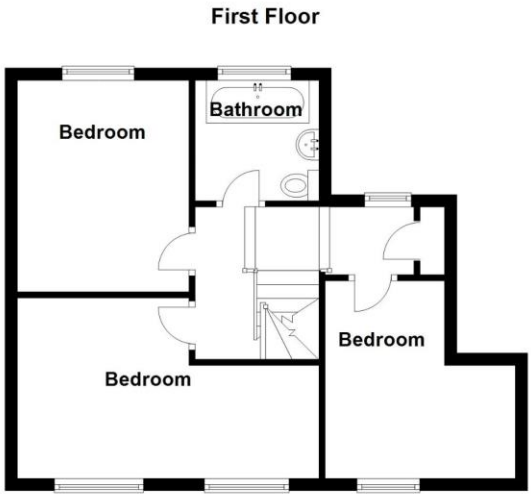
TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.

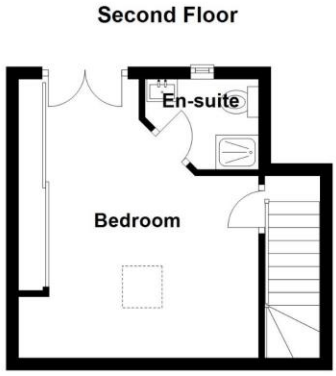








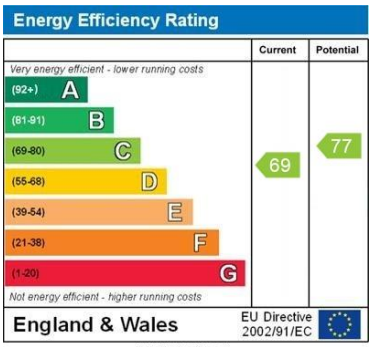




Total area: approx. 132.7 sq. metres (1427.8 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.