



9 Rushwick Grove, Monkspath, B90 4XL

Price Guide **£459,950**

- Modern Detached Property
- Four Bedrooms, En Suite + Family Bathroom
- Lounge, Dining Room + Family Room
- Breakfast Kitchen
- Well Screened Garden
- Double Garage
- Energy Efficiency Rating – E

0121 709 3300

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A fabulous opportunity has arisen to acquire an extended four bedroom property in the highly desirable Monkspath area. The spacious accommodation comprises enclosed porch, hall way, cloakroom/wc, lounge, separate dining room, conservatory, breakfast kitchen, family room, utility, master bedroom with en suite, three further bedrooms, family bathroom, well screened gardens & double garage. No Chain

APPROACH

The property sits back from the road behind a deep driveway offering parking for several vehicles, large foregarden leading to a UPVC double glazed enclosed storm porch, personal door to garage, ceiling light point, glazed front door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor landing, door to cloakroom/wc, doors to lounge and kitchen.

CLOAKROOM/WC

A modern suite comprising low level flush wc, pedestal wash hand basin, ceramic tiling to walls and floor, single panel radiator, obscure double glazed window to front aspect.

LOUNGE

16' 4" (4.98M) X 11' 7" (3.53M)

Ornamental fireplace with coal effect gas fire, wood effect flooring, three wall light points, ceiling light point, two wall light points, decorative dado rail, UPVC double glazed bow window to front aspect, double doors to:

DINING ROOM

11' 7" (3.53M) X 8' 7" (2.62M)

Ceiling light point, two wall light points, wood effect flooring, single panel radiator, door to kitchen, opening through to:

CONSERVATORY

9' 9" (2.97M) X 8' 2" (2.49M)

Wood effect flooring, ceiling light point and overlooking rear garden.

BREAKFAST KITCHEN

16' 4" (4.98M) X 9' 7" (2.92M)

A comprehensively fitted kitchen comprise a range of light oak wall and base units with marble work surfaces over, ceramic tiling to splash prone areas, integrated Siemens five ring gas hob, electric oven, integrated microwave oven, dishwasher, one and a half bowl sink and drainer unit, ceramic tiling to splash prone areas, housing for a fridge/freezer, ceiling light points, UPVC double glazed window to rear aspect, door to utility, inner door.

UTILITY

6' 10" (2.08M) X 5' 4" (1.63M)

Fitted base units, stainless steel sink and drainer unit, plumbing for washing machine, single panel radiator, ceiling spot lights, ceramic floor tiling.

INNER LOBBY

Ceramic floor tiling, doors to garage, glazed door to covered patio, door to family room



FAMILY ROOM

14' 8" (4.47M) X 8' 2" (2.49M)

Ornamental fireplace, wooden flooring, ceiling light point, UPVC double glazed window to rear aspect.

COVERED ACCESS

11' 2" (3.4M) X 5' 0" (1.52M)

Ceramic floor tiling, wall mounted Apollo boiler, glazed door to rear.

FIRST FLOOR

Loft access, doors to all bedrooms and bathroom.

MASTER EBDROOM

13' 2" (4.01M) X 11' 9" (3.58M)

Fitted wardrobes, single panel radiator, UPVC double glazed window to front aspect, ceiling light point, archway to:

DRESSING ROOM

Double wardrobes, single panel radiator, UPVC double glazed window to front aspect, door to:

EN SUITE

Modern three piece suite comprises low level flush wc, wash hand basin, panel bath with thermostatic shower over, ceramic tiling to floors and walls, heated towel radiator, ceiling spot lights, obscure UPVC double glazed window to front aspect, shaver point.

BEDROOM TWO

11' 10" (3.61M) X 7' 9" (2.36M)

Single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

BEDROOM THREE

9' 5" (2.87M) X 8' 9" (2.67M)

Single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

BEDROOM FOUR

9' 5" (2.87M) X 6' 9" (2.06M)

Single panel radiator, ceiling light point, fitted office furniture, UPVC double glazed window to rear aspect.

BATHROOM

A modern three piece suite comprising low level flush wc, pedestal wash hand basin, panel bath with Jacuzzi jets and thermostatic shower over, ceramic tiling to splash prone areas, towel radiator, single panel radiator, airing cupboard, ceiling spot lights, UPVC double glazed window to side aspect, shaver point.

REAR GARDEN

Patio area leading to a mostly laid to lawn area, timber fencing to perimeter, well stocked borders, outside lights.

DOUBLE GARAGE

17' 4" (5.28M) X 15' 3" (4.65M)

Electrically operated up and over door to front aspect, power supply and lighting.



Ground Floor
Approx. 125.9 sq. metres (1350.4 sq. feet)



First Floor
Approx. 66.2 sq. metres (713.6 sq. feet)



Total area: approx. 192.1 sq. metres (2068.0 sq. feet)



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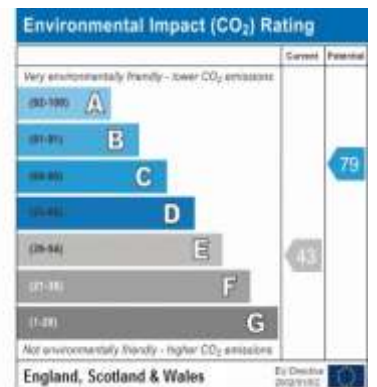
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