



Howes Rise, BIRMINGHAM B29 5HW

welcome to

Howes Rise, BIRMINGHAM

A SUPERB FOUR BEDROOM DETACHED NEW BUILD FAMILY HOME SITUATED WITHIN A CUL-DE-SAC A QUALITY DEVELOPMENT VIEWING HIGHLY RECOMMENDED.

Agent Note

This property is council tax band E.

Entrance Hall

Front door enters into entrance hall. Doors to W/C, living room & kitchen diner, built in cupboard, stairs to first floor, carpet, ceiling spotlights, central heating radiator.

Downstairs W/C

Part tiled, low level flush w/c, wash hand basin with mixer tap.

Lounge

16' 10" including bay. x 11' 9" (5.13m including bay. x 3.58m)
Double glazed bay window to front, carpet, wall light connections, central heating radiator, feature fire surround with inset fire.

Kitchen/Diner

20' 2" x 11' 5" (6.15m x 3.48m)
Double glazed window & French doors to rear garden, part tiled floor, part carpet floor, ceiling spotlights, breakfast bar, integrated oven, grill & hob with cooker hood over, integrated dishwasher, range of wall & base units with worktops over, space for fridge freezer, space for large dining table & chairs.

Utility Room

6' 7" x 5' 3" (2.01m x 1.60m)
Double glazed door to garden, wall mounted boiler, range of wall & base units with sink & drainer, plumbing for washing machine, and space for tumble dryer, tiled floor.

Landing

Stairs ascend from the hallway leading to four

bedrooms, and family bathroom, built in cupboard, carpet, central heating radiator.

Master Bedroom

13' 5" x 9' 4" (4.09m x 2.84m)
Double glazed window to front, carpet, ceiling light connection, central heating radiator, built in cupboards/wardrobes, door to en-suite.

En Suite

Shower cubical, low level flush w/c, wash hand basin with mixer tap, part tiled.

Bedroom Two

11' 8" x 10' (3.56m x 3.05m)
Double glazed window, carpet, ceiling light connection, central heating radiator.

Bedroom Three

9' 11" x 8' 10" (3.02m x 2.69m)
Double glazed window, carpet, ceiling light connection, central heating radiator.

Bedroom Four

8' 3" x 7' 5" (2.51m x 2.26m)
Double glazed window, carpet, ceiling light connection, central heating radiator.

Family Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)
Double glazed frosted window, fully tiled walls, P shaped bath with shower over, wash hand basin with mixer tap & mirror above, low level flush w/c,

Front Garden

Block paved pathway, lawned areas, array of shrubs & flowers, fencing on both sides. Driveway & garage at first part of garden.





Rear Garden

Small patio area, mainly laid to lawn. fencing for privacy.

Single Garage

Access from front of property.



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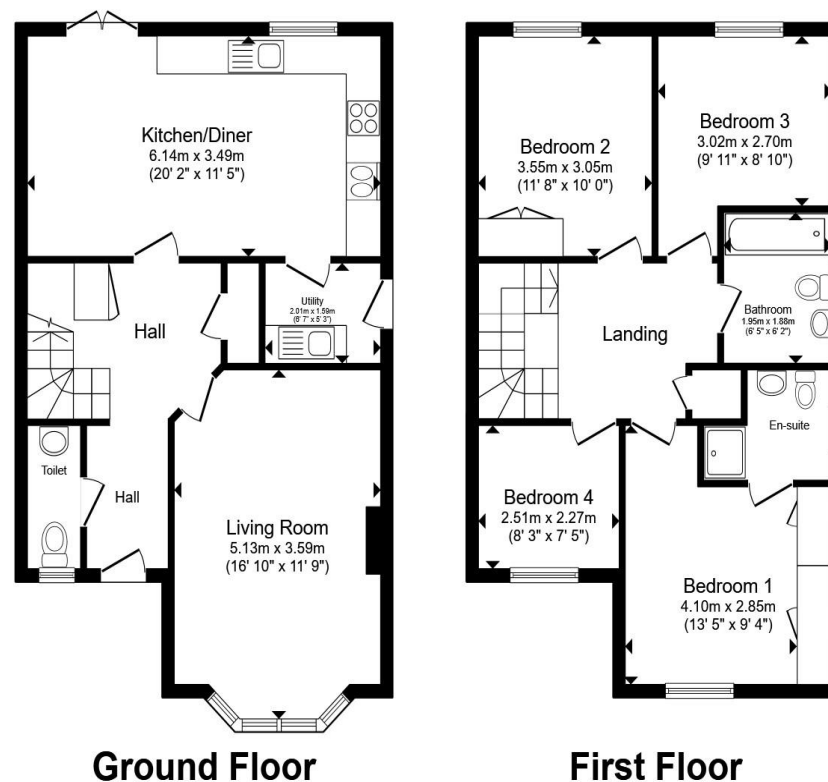
welcome to

Howes Rise, BIRMINGHAM

- Four-bedroom Detached home
- Luxurious master with en suite
- Open-plan kitchen diner
- Utility room
- Stunning new build

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in the region of
£600,000



Total floor area 113.8 m² (1,225 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HBN112373 - 0004

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