



ginger

WENSLEY ROAD

BIRMINGHAM

# WELCOME

Ginger are delighted to offer this generous and extended 1930's family semi-detached property. The owners have comprehensively extended this property in 2017, which boasts that all-important open-plan kitchen/dining space with French doors leading out to the garden plus a separate utility.

The downstairs living accommodation is certainly generous, enjoying a large family living room with working open fire, as well as an adaptable fifth bedroom/study on the ground floor accompanied by a modern refitted shower room, which works well should you have a member of the family living with you who requires downstairs sleeping and washroom facilities.

Upstairs, there are four good sized double bedrooms, the main bedroom with fitted wardrobes and storage, and a modern and super-stylish family bathroom offering a jet bath with shower over.

Outside, there is a generous driveway to the front, and to the rear, a nice garden, having decking area, artificial lawn, and at the top level, a garage and further parking with vehicle access to the rear if needed.

A fantastic family home with an abundance of space. Let's take you around.

## KEY FEATURES

- A 4/5 bedroom extended semi-detached family house
- Boasting an extended open-plan kitchen/diner
- Ground floor fifth bedroom with adjoining re-fitted shower room-ideal annexe room
- Super-large family living room with open fire
- Four good sized double bedrooms
- Recently fitted opulent family bathroom
- Separate utility
- Driveway to front, rear garage and rear vehicular access
- Good sized rear garden and decking







## LIVING SPACES

When it's time for your viewing and you enter into the main property you will be surprised at the generous living accommodation that this property offers on the ground floor, which works really well for a large family. Let's take a look around.

Firstly, the entrance off the driveway brings you into a handy porch area which has a double glazed window to the front, with a further double glazed window to the side elevation for extra light, a central heating radiator, and plenty of space to kick off your shoes and hang your coats. There's power in the room, lighting as well as central heating. There is even a handy storage cupboard.

The period style inner door is a nice feature and tempts you into the main property.

When you enter the main house you are greeted by the large living room. This room is adaptable, it works really well as an extra large living room, or if you need, it would fit a more formal dining table to the rear for larger gatherings. This is a great space and delivers plenty of floor area for your larger sofas and living furniture, and boasts the most gorgeous real living fireplace, which is used by the current owner, especially on the cooler times of the year and a lovely feature at Christmas. There is even space to the side of the fireplace for your coal and logs, and in addition, the feature bay window set within the front elevation, is in-keeping with the period of the home with a central heating radiator set under having thermostat control, plus further central heating to the rear of the room. Internal French doors link to the open-plan kitchen/diner.

For your media, there's plenty of power and connectivity for TV aerial points, satellite points, and stereo connection points for a hard-wired surround system. The staircase rises from the living room up to the bedrooms and the family bathroom, with a further door into the fifth bedroom/annex suite.

The ground floor fifth bedroom is a fantastic room, an adaptable room, ideally working as a bedroom accompanied by a super-stylish and recently installed shower room to the rear. The ideal solution should you need ground floor bedroom with the benefit of showering facilities. This bedroom is presented with contrasting carpets, having a double glazed opening window to the front elevation, with those period doors, ceiling lights, large central heating radiator and also home to the combi central heating boiler conveniently tucked away in a cupboard. There is a good supply of power points, and high-level power and TV aerial point. Door leading through to the shower room.

The downstairs shower room is off the fifth bedroom and has been recently installed in-keeping with the main family bathroom, offering a toilet with dual flush, a vanity storage cupboard with hand wash basin and chrome mixer tap, a modern vanity mirror incorporating LED lighting and built-in Bluetooth facility for your music. There is a double sized shower with a Grohe chrome mains-fed mixer tap complimented by a sliding glass shower screen. The shower room is beautifully styled with opulent tiling and contrasting floor tiles, having a modern dark grey wall-mounted radiator for towels, LED spot lighting and extractor.

One of the key rooms in a family house is the open-plan kitchen/dining space. This property has been generously extended to the rear to provide this lovely open family minded space which is perfect for entertaining and linking the garden with the kitchen for the summer parties. The kitchen units are modern with a light grey shade with contrasting granite work-surfaces and Period feature splash-back tiling around the work-surfaces. The kitchen has a number of fitted appliances which include a built-in Hotpoint dishwasher, Bosch double oven and grill, a Belling 5-ring gas hob with granite splash-back and stainless steel/glass extractor hood over. There's also a sink with drainer and mixer tap, plenty of power points around the work-surfaces for smaller appliances, and space for your own American style fridge/freezer. Furthermore, the central island offers more storage space and additional work preparation area, and space for a couple of bar stools.

The utility is separate, a handy little room, having plumbing and facilities for your washing machine and separate dryer with additional matching storage cupboards and following through the hard-wearing floor tiles. There's a storage cupboard under the stairs treated to a dipped door and period door furniture.

One of the key features to this room is the widescreen view of the rear garden, having French patio doors to lead you outside with large windows to accompany on either side. Furthermore, there are large open skylights to ensure plenty of natural light into the kitchen/dining space, as well as there being twin modern central heating radiators either side of the French doors. There is good space here for a dining table and provisions for your wall-mounted television. The vendor has cleverly installed LED ceiling lighting, which is on a number of switches so you can set the mood for the evening.



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## BEDROOMS AND BATHROOM

This property delivers generous bedroom accommodation with four double rooms upstairs and the family bathroom.

Welcome upstairs. The landing is spacious, neutrally presented with contrasting carpet giving access to all four bedrooms and the family bathroom as well as accessing the loft with a pull-down ladder. We are advised the loft is fully boarded, insulated with ladders and lighting. The landing has lighting and power as well as a traditional stair banister beautifully complimented with period style dipped doors, having traditional door furniture and locks, which I think adds even more character to this delightful home.

The main bedroom is set to the rear of the property and boasts a large double glazed opening window to the rear elevation providing a view into the garden. This spacious bedroom has the benefit of high-quality fitted wardrobes along the one side, which are all soft closing units, and deep drawers for your socks. Furthermore, there is thermo-boarding behind the wardrobes to give extra insulation as well as sound-proofing. There are matching cabinets to the side of the bed location for additional storage, and generous floor space to accommodate a large bed. There is a further handy storage cupboard to match with provisions above for a wall-mounted television, with both high-level power and TV aerial point.

The second bedroom is set to the front of the house, a neutrally presented room, featuring a large double glazed bay window which gives extra floor space and brings in plenty of natural light. The central heating radiator curves around the bay having thermostat control. This is a good sized double bedroom leaving plenty of floor space for your bed, accompanying side tables and free-standing wardrobes.

The third bedroom is located at the front of the house, a well thought out room, delivering excellent floor space, working really well as a good double plus benefiting from an over stairs storage cupboard. This room is flexible, whether as a bedroom, or should you work from home, will easily accommodate a good number of storage units and desk space. The room has plenty of power points around what could be the desk area, as well as connection for BT, subject to your own subscription. This bedroom is neutrally presented with contrasting carpets, plenty of power points, central heating radiator with thermostat control, as well as useful storage within the eaves space. Furthermore, there is space on the wall for your television, with high-level power point and TV aerial connection point.

Bedroom number four is a cracking room, and works really well for the younger member of the family, providing good floor space for their bed, free-standing wardrobes, and still plenty of room for a gaming/homework desk. The bedroom enjoys the view of the garden with a double glazed window, and having a central heating radiator set under the window with thermostat control. This room also enjoys the period features of the dipped doors and door furniture, as well as being neutrally presented with numerous power points and ceiling light.

The family bathroom has been recently re-fitted and is simply stunning. An opulent suite, beautifully complimented by stylish and modern tiling around the walls, with darker contrasting tiles to the floor. This bathroom offers a modern suite comprising of a WC with dual flush, a Roca bidet with chrome mixer tap, a jet bath complimented by a chrome mixer tap and shower attachment above with glass shower screen, and a handy shelf for your toiletries, which is lit. There's also a white vanity unit with wash basin and chrome mixer tap as well as a bath storage cabinet above. The vaulted ceiling certainly delivers a sense of space, whilst having a Velux opening skylight with solar powered blackout blind.

In addition, to set the mood, there are speakers within the ceiling, with a tucked-away radio and CD player. In addition, there is a tall wall-mounted chrome radiator as well as having LED ceiling spotlights.

























# ADDITIONAL INFORMATION

## GARAGE

For any family house the garden is important, and here the garden is certainly generous. From the kitchen, French doors open out onto the decking area, which has LED spotlighting around, with a block paved pathway leading up to the raised area for additional parking and garage, with artificial lawn either side, which is great for dogs. This is a great entertaining area, especially when opening out the patio doors, and in the summer time to sit out enjoy the nice weather. There's an outside tap and LED lighting around the French doors again to set the mood for the evening party.

## GARAGING & REAR ACC

The property has rear vehicle access with a secure gate to the communal access point. To the rear of the garden is the garage, which has its own power and water supply, as well as there being a facility, should you wish, to build an additional facility where you may require a toilet. There are gates to the rear of the property, and plenty of space should you need to park an additional vehicle.

## USEFUL INFORMATION

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

We are advised the council tax is band B and payable to Birmingham City Council.

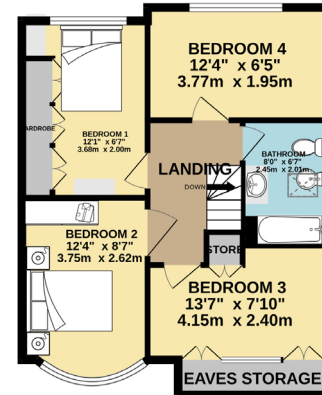
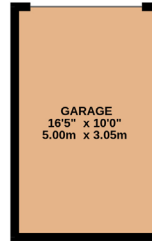
The boiler is 18 years old. The vendor will consider upgrading the boiler subject to your offer.

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



*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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