



**Martineau Drive, Harborne Birmingham B32 2AR**

**welcome to**

## **Martineau Drive, Harborne Birmingham**

Stunning detached family home with integral garage, located in the highly sought-after Martineau Drive. Beautifully presented throughout, this spacious property offers flexible accommodation ideal for modern family living.

### **Agent Note**

This property is council tax band D.

### **Hallway**

Offering access to lounge, kitchen, and garage. Karndean vinyl flooring, ceiling light, obscure glazed front door.

### **Lounge**

15' 1" x 10' 4" ( 4.60m x 3.15m )

Open plan, Karndean vinyl flooring, ceiling light, and spotlights. Double glazed window to front elevation and gas central heating radiator.

### **Kitchen/Diner**

21' 3" x 9' 10" ( 6.48m x 3.00m )

Modern fitted kitchen with a range of base and wall units, Ceramic worktops, Karndean vinyl flooring, ceiling spotlights, double glazed window to rear elevation and UPVC patio doors.

### **Utility Room**

6' 3" x 5' 2" ( 1.91m x 1.57m )

Obscure double-glazed rear door, fitted wall and base units, plumbing for utilities, Karndean vinyl flooring, gas central heating radiator, and boiler.

### **Guest W/C**

Low level flush WC, hand wash basin, gas central heating radiator, obscure double-glazed window to side elevation and Karndean vinyl flooring.

### **Garage**

16' 7" x 8' 11" ( 5.05m x 2.72m )

Internal access, electrics, and lighting.

### **Master Bedroom**

13' 5" x 10' 8" ( 4.09m x 3.25m )

Carpet flooring, ceiling light point, access to master

en-suite. Double glazed window to front elevation, gas central heating radiator.

### **En Suite**

7' 3" x 4' 4" ( 2.21m x 1.32m )

Low level flush WC, hand wash basin, shower unit, partially tiled walls, obscure double-glazed window to front elevation and Bluetooth speakers.

### **Bedroom 2**

11' 2" x 10' 6" ( 3.40m x 3.20m )

Carpet flooring, double glazed window to front elevation. Gas central heating radiator, ceiling light point and storage cupboard.

### **Bedroom 3**

11' 7" x 9' 11" ( 3.53m x 3.02m )

Carpet flooring, ceiling light point, double glazed window to rear elevation and gas central heating radiator.

### **Bedroom 4**

10' 2" x 9' 3" ( 3.10m x 2.82m )

Carpet flooring, ceiling light point, double glazed window to rear elevation and gas central heating radiator.

### **Bedroom 5**

6' 11" x 6' 10" ( 2.11m x 2.08m )

Carpet flooring, ceiling light point, double glazed window to rear elevation and gas central heating radiator.

### **Bathroom**

9' 2" x 5' 5" ( 2.79m x 1.65m )

Partially tiled walls, obscure double-glazed window to side elevation. Low level flush WC, hand wash basin, towel radiator, and shower over bath.



### **Front Garden**

Fully block paved.

### **Rear Garden**

Slabbed patio area, lawn, and fenced boundaries.  
Also offering side access.



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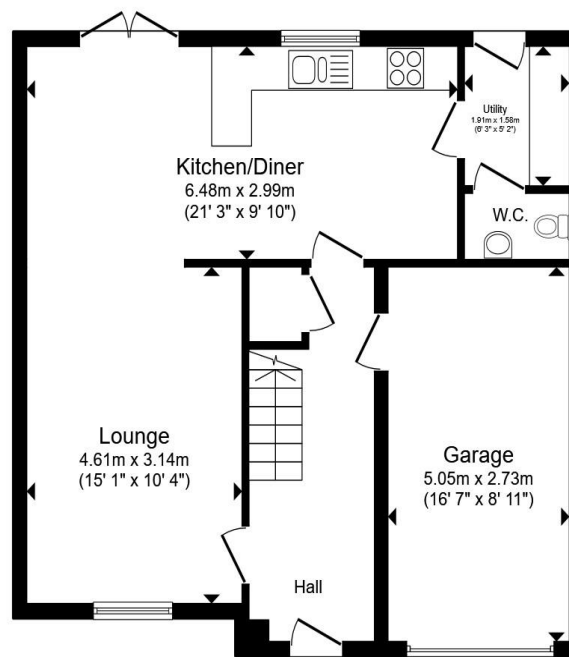
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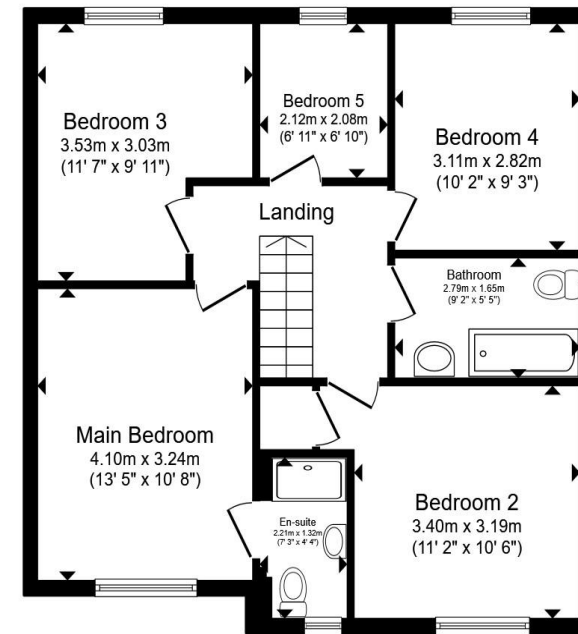
- Lounge
- Kitchen/diner
- Utility
- Garage
- 

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£700,000**



**Ground Floor**



**First Floor**

Total floor area 129.5 m<sup>2</sup> (1,394 sq.ft.) approx

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