



5 Norton Gate, Kings Norton, Birmingham





5 Norton Gate, Kings Norton, Birmingham B38 8DQ

A superb five bedroom family home located in a quiet Cul-de-Sac with wonderful gardens.



Guide price: £775,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: G





Location

Kings Norton dates back to the 13th Century and still retains some of its early 'village character', particularly around The Green. Today, The Green is a hive of activity with a wide variety of shops, and businesses, a monthly Farmers' market and the renowned 'Mop Fair' takes place in October every year.

There are a number of popular schools including St Joseph's and Kings Norton Primary School and St Thomas Aquinas Secondary School as well as the much sought after Kings Norton Girls' and Boys' School.

It further benefits from having its own railway station located on Pershore Road, a regular bus service operating along Pershore Road and easy access to M42.

Other local facilities include Kings Norton Business Centre which boasts over 80 companies employing some 1250 people, Kings Norton Park and Library and West Hills Driving range, pitch & putt and a 9 Hole Par 3 course. Merecroft pool is only a 10 minute walk away.

The property

Norton Gate is a tranquil Cul-de-Sac off Rednal Road and is close to Kings Norton Park. The block paved driveway provides parking for multiple vehicles and access to the double garage. The lawned foregarden enjoys mature planted borders and a gate provides access to the rear garden.

Built in 1999 5 Norton Gate is a five bedroom executive style family home offering well laid out, spacious accommodation totalling 2,484 sq.ft.

The front door opens to a welcoming entrance hall. Doors radiate from here to the principal reception rooms. There is a large store room, perfect for coats and shoes and a door through to the double garage. There is a useful guest cloakroom/WC and the staircase rises to the first floor landing.





Sitting room

The study sits at the front of the house with views of the front garden. A space away from the main living accommodation this is a good sized, quiet room perfect for homeworking, study or hobbying.

The wonderful sitting room is flooded with natural light. French doors with windows to either side provide glorious views of the garden and can be thrown open in the warmer sunnier months inviting the garden indoors. The feature inglenook fireplace with a picture window to either side and a red brick chimney breast provides another super focal point. The accommodation flows through to the formal dining room.

The dining room also enjoys French doors opening to the rear garden and is amply sized for dinner parties and larger family gatherings.

The kitchen/breakfast room enjoys a light and bright dual aspect and is fitted with a good range of floor and wall mounted units. There is ample space for a dining/ breakfast table. There is a separate utility room off the kitchen for the larger appliances with a door out to the garden. Perfect for kicking off dirty gardening or walking boots.



Sitting room



Kitchen

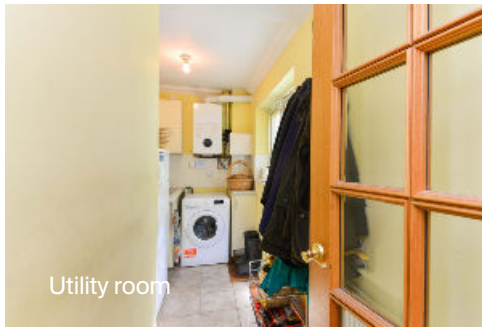




Dining room



Kitchen



Utility room



Dining room



Sitting room

Bright and flowing accommodation throughout.

Upstairs

The landing provides access to all five double bedrooms, the family bathroom and a good size linen closet.

The principal bedroom suite is entered via a lovely bright dressing area with fitted wardrobes providing ample storage space and a vanity table with lots of drawer space. The bedroom itself has a cosy and relaxing feel with two Velux windows overhead and a further window to the side. The en suite bathroom with shower over also has the benefit of a Velux window.

Bedroom two sits at the rear of the house enjoying rear and side garden views. There are built in wardrobes with a fitted vanity table and an en suite shower room.

Bedrooms three and four also sit at the rear of the house with bedroom five located at the front and with the benefit of fitted wardrobe storage.

The family bathroom is light and bright with a Velux window overhead. There is a whirlpool bath, wash basin and WC.



Principal bedroom dressing room



En suite bathroom



Principal bedroom



Gardens

The gardens are delightful and wrap around the rear and side of the house. There is a lovely patio area, perfect for BBQs and al fresco dining in the summer months. Mainly laid to lawn there is a decked area away from the house ideal for quiet contemplation. With mature planted borders providing privacy the gardens are peaceful and relaxing.

Services

Mains water, gas and electricity are all connected





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Total Area: approx 230.8 m² ... 2484 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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