



Edgware Road | Birmingham | B23 6JG

Offers Over £325,000



Summary

****THREE/FOUR BEDROOM HOME**OPEN PLAN LIVING**MODERN THROUGHOUT**EXTENDED AND IMPROVED**FINISHED TO A HIGH STANDARD**MODERN REFITTED KITCHEN**MODERN REFITTED BATHROOM**UTILITY ROOM/ SHOWER ROOM**GENEROUS CORNER PLOT**CLOSE TO ALL LOCAL AMENITIES**VIEWING ESSENTIAL TO APPRECIATE THIS HOME****

Nestled in the sought-after area of Edgware Road, Birmingham, this stunning semi-detached house has been thoughtfully improved and extended to create a truly remarkable family home. Set on a generous corner plot, the property boasts a beautifully hedged perimeter driveway, providing parking for up to three vehicles, along with a well-maintained lawn that enhances its curb appeal. Upon entering, you are welcomed into a canopied entrance hall that leads to a modern open-plan living, kitchen, and dining, perfect for both entertaining and family gatherings. The kitchen has been refitted to a high standard, ensuring a stylish and functional space. Additionally, there is a separate utility room and a shower room on the ground floor, offering convenience and practicality. The property features two reception rooms, one of which could easily serve as a fourth bedroom, catering to various living arrangements. Moving to the first floor, you will find three generously sized bedrooms, each designed to provide comfort and tranquillity. The modern fitted bathroom completes this level, offering a contemporary space for relaxation.

Key Features

- THREE/FOUR BEDROOM HOME
- DOWNSTAIRS RECEPTION ROOM WHICH COULD DOUBLE UP AS A BEDROOM
- MODERN REFITTED KITCHEN
- OPEN PLAN LIVING KITCHEN DINER
- POPULAR LOCATION
- EXTENDED AND IMPROVED THROUGHOUT
- UTILITY ROOM/ SHOWER ROOM
- MODERN REFITTED BATHROOM
- GARDEN ROOM
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Rooms and Dimensions

Entrance Hall

3'8" x 6'2" (1.14m x 1.90m)

Kitchen Living Dining Room

23'5" x 12'7" (7.16m x 3.86m)

Inner Hall

3'8" x 3'3" (1.12m x 1.01m)

Shower Room/ Utility Room

9'8" x 6'5" (2.97m x 1.96m)

Gym/ Bedroom Four

9'11" x 12'9" (3.03m x 3.89m)

First Floor Landing

4'7" x 6'0" (1.42m x 1.85m)

Bedroom One

10'6" x 9'3" (3.22m x 2.84m)

Bedroom Two

10'9" x 9'6" (3.30m x 2.92m)

Bedroom Three

7'6" x 9'5" (2.31m x 2.88m)

Family Bathroom

7'2" x 4'3" (2.20m x 1.32m)

Garden Room

11'8" x 8'9" (3.56m x 2.67m)

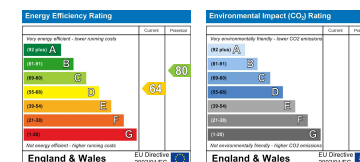
Identification Checks B







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