

ENGLANDS



6 Norman Road

Bearwood, Birmingham, B67 5PN

£367,500





PROPERTY DESCRIPTION

Conveniently located in Bearwood, this detached property offers appealing accommodation including spacious dining kitchen, conservatory, TV room, ground floor WC, three bedrooms and bathroom. There is a good sized driveway with EV charging point and the rear garden is perfect for entertaining as it includes seating areas, hot tub, bar, lawn and large shed.

Norman Road runs off Wigorn Road/Thimblemill Road and Harborne Road and is very well-situated for access into Birmingham City Centre, Bearwood, Harborne, Edgbaston Village, Queen Elizabeth Hospital and the new Midland Metropolitan University Hospital. Local motorway connections are also readily accessible.

The property is set back from the road in an elevated position and has a block paved driveway providing parking for multiple vehicles, electric vehicle charging point, evergreen hedge borders and dwarf retaining wall.





UPVC double glazed double doors open into:

PORCH

Having wall lights, double glazed UPVC door with glazed panels and further glazed side panels leading into:

HALLWAY

Having tile-effect flooring, radiator, meter cupboards, ceiling light point and stairs rising to first floor accommodation.

GROUND FLOOR WC/CLOAKS

Having low flush WC, wall-mounted wash hand basin, UPVC double glazed window with frosted glass, light point, tiled floor and tiling to walls.

TV ROOM

4.23m max x 3.82m max into bay (13'10" max x 12'6" max into bay)

Having double glazed bay window with fitted shutters to the front elevation, ceiling light point, radiator, wall-mounted electric fire and coving to ceiling.

DINING KITCHEN

6.15m max x 3.35m max (20'2" max x 10'11" max)
Spacious dining kitchen having wood-style flooring, a range of matching wall and base units, integrated appliances include: Whirlpool gas hob, Bosch electric oven and Whirlpool microwave Combi oven. Composite work surfaces, single bowl sink drainer with mixer tap over, cupboard housing the wall-mounted Potterton gas Combi boiler, recessed ceiling spotlights, space for fridge freezer, breakfast bar, wood burner set into fireplace with wood mantelpiece and tiled hearth, further ceiling light point with integrated fan and double glazed UPVC doors leading into conservatory.

CONSERVATORY

3.35m max x 2.95m max (10'11" max x 9'8" max)
Having tiled floor, ceiling light point, radiator, double glazed windows overlooking the garden plus double glazed patio doors leading out.



Stairs rising to 1st floor accommodation.

LANDING

Having ceiling light point, UPVC double glazed window with obscured glass, and loft access hatch with integrated ladder.

BEDROOM ONE

4.26m max into doorway x 3.34m max (13'11" max into doorway x 10'11" max)

Having UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.

BEDROOM TWO

4.23m max x 3.2m max (13'10" max x 10'5" max)

Having UPVC double glazed window to the front, radiator, built-in wardrobe with sliding mirror doors and ceiling light point.

BEDROOM THREE

2.45m max x 2.43m max (8'0" max x 7'11" max)

Having radiator, UPVC double glazed window, ceiling light point and coving to ceiling.

BATHROOM

Having panelled bath with wall-mounted electric shower over, mixer tap and side screen, and full complementary tiling to walls. Tiled floor, vertical radiator, extractor fan, recessed ceiling spotlights, low flush WC, wall-mounted wash handbasin with mixer tap over and wall-mounted mirrored corner cabinet.

OUTSIDE

Rear garden having side passageway to gate to front of property, outside tap, artificial grass area, hot tub under canopy, bar area, lawn, seating area, fence panels to three sides, a range of evergreen shrubs and trees and large shed.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: C

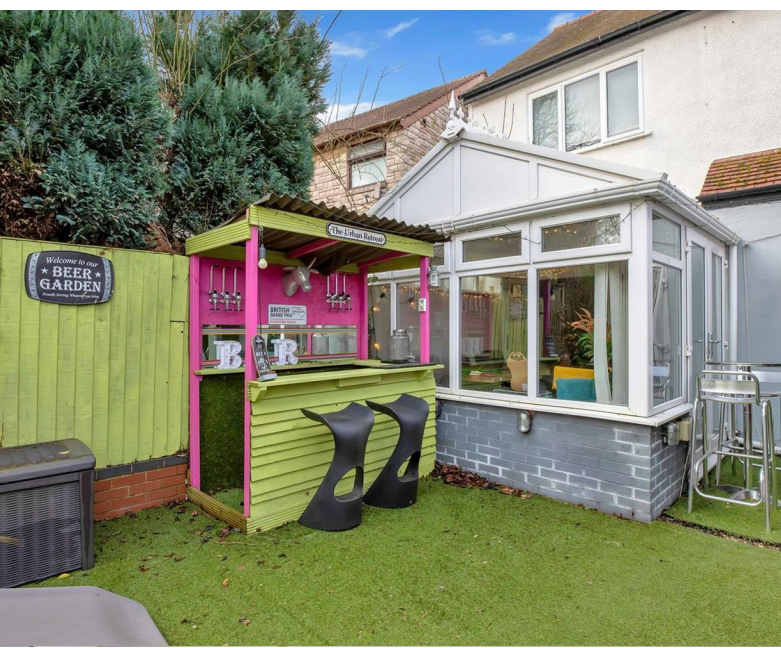


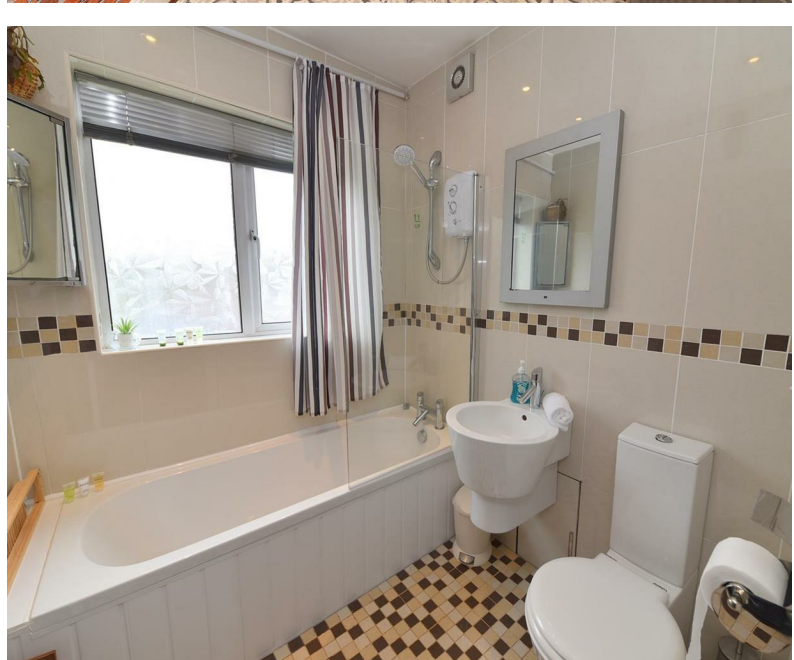
ENGLANDS





ENGLANDS





ENGLANDS

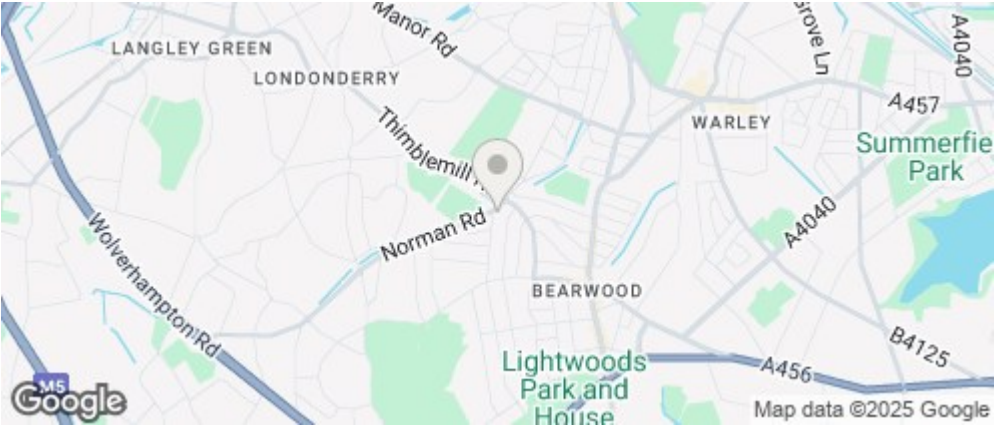




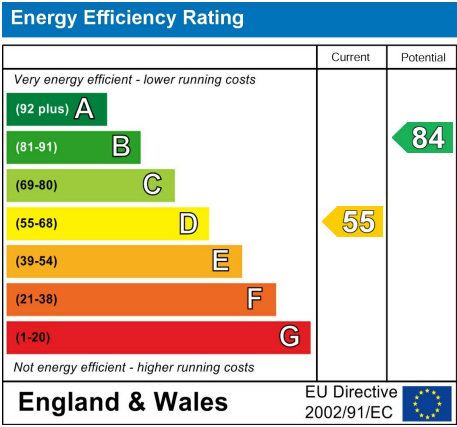
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.