



20 Derwent Road

Stirchley, Birmingham, B30 2UU

Offers Over £330,000



Amazing three bedroom family home that's been extended to offer a great amount of accommodation located in this highly popular area in Stirchley ideally located for access to all of the nearby points of interest including local parks, schools, Kings Heath and Moseley high streets and also has great transport links into the City Centre and upcoming Hazelwell Train Station! The property benefits from double glazing and central heating and being much improved and extended the accommodation briefly comprises; front driveway, porch, entrance hall, living room with bi-folding doors opening into re-fitted kitchen, downstairs W/C/utility, second reception room and leading to side garden and access to a courtyard rear garden. To the first floor there are three bedrooms with one bedroom benefitting from an en-suite shower room and a further family bathroom! Energy Efficiency Rating C. To arrange a viewing to view this lovely family home please contact our Moseley office.



Approach

The property is approached via a paved driveway with side access gate and leading to a UPVC front entrance door opening into:

Porch

With double glazed window to the front aspect, tiling to flooring, ceiling spotlights and wooden door opening into:

Hallway

With stairs giving rise to the first floor accommodation, ceiling light point, laminate flooring and door opening into:

Living Room

13'9" x 17'5" into bay (4.21 x 5.31 into bay)

With double glazed bay window to the front aspect, ceiling spotlights, laminate wood effect flooring, central heating radiator, single glazed bi-folding doors opening into kitchen and door opening into Inner Lobby.

Kitchen

9'3" x 10'7" (2.83 x 3.24)

With continued laminate wood effect flooring, wall and base units with wooden effect work surfaces, 'Lamona' electric hob, extractor and cooker, stainless steel sink and drainer with mixer tap over, built-in dishwasher, space for fridge freezer, ceiling light

point, wall mounted extractor fan, double glazed window to the rear aspect, central heating radiator, double glazed door with accompanying double glazed window opening out to the rear garden.

Ground Floor WC/Utility

6'2" x 5'10" (1.89 x 1.78)

With tiled flooring, base unit with marble work surface, Belfast sink with mixer tap over, tiling to splash backs, space for washing machine and tumble dryer, ceiling light point, low flush WC, central heated towel rail, double glazed opaque window to the rear aspect and extractor fan.

Inner Lobby

With under stairs storage space, ceiling light point, wooden effect laminate to flooring and door opening into:

Dining Room

11'10" x 10'2" (3.62 x 3.11)

With dual aspect double glazed windows to the front aspect and opaque double glazed window to the rear aspect, double glazed patio doors giving access to the side garden, central heating radiator, ceiling light point and continued wooden laminate to flooring.

First Floor Accommodation

With stairs giving rise to the first floor landing with ceiling light point, loft access point and doors opening into:

Bedroom One

14'0" min x 17'3" max x 10'11" (4.28 min x 5.26 max x 3.34)

With wooden laminate effect flooring, two ceiling light points, central heating radiator, over stairs storage cupboard providing useful storage and double glazed window to the front aspect.

Bedroom Two

10'2" x 7'10" min x 11'10" max (3.12 x 2.39 min x 3.63 max)

With double glazed window to the front aspect, central heating radiator, ceiling light point and door opening into:

En-Suite Shower Room

3'7" x 6'11" (1.10 x 2.12)

With tiled flooring, tiling surround, walk-in shower cubicle with shower and rainfall shower over, low flush WC, sink in vanity unit with mixer tap over, double glazed opaque window to the rear aspect, wall mounted extractor fan and central heating radiator.

Bedroom Three

12'7" x 9'6" (3.86 x 2.91)

With double glazed window to the rear aspect, double glazed window to the rear aspect, ceiling light point, door opening into storage cupboard providing useful storage and central heating radiator.

Bathroom

7'4" x 9'6" (2.26 x 2.91)

With tiled flooring, four piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, stand alone bath with shower attachment and mixer tap, walk-in shower cubicle with rainfall shower over, double glazed opaque window to the rear aspect, wall mounted extractor fan, ceiling light point and central heated towel rail and tiled surround.

Side Garden

With a paved patio area with a lawned frontage with Laurels and mature trees to front and fencing to side, then pathway leading to rear courtyard garden

Garden/Courtyard

With a paved patio area with steps leading to further seating area with space for shed and fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 20, Derwent Road Birmingham, B30 2UU is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.



