



70 Birchall Road, Redland, Bristol, BS6 7TU

GUIDE PRICE £950,000

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PROPERTY OVERVIEW

On the ground floor the property offers an inviting approach with off-street parking and beautifully landscaped front garden, a porcelain tile pathway takes you to the entrance with porch and front door with original stained-glass windows. The welcoming and light hallway gives access to generous lounge with large bay window, fireplace and newly fitted bespoke cupboard and shelves.

The kitchen/dining room is the true centre piece of this fantastic home offering a modern and functional family space, centred around a well designed kitchen benefitting from a 5 ring ceramic induction hob, island with sink and breakfast bar, integrated dishwasher, fridge and freezer, separate utility room with door to patio, downstairs cloakroom and triple bi-folding doors opening onto the garden patio area which has also been laid to ceramic tiles.

The first floor has three large bedrooms, the front benefitting from a bay window. There are two further well-proportioned bedrooms and a modern family bathroom. The second floor is configured as a large double bedroom, plus another double room.

To the rear, the house has a patio leading straight from the rear extension with steps up to a mature garden with rear access and garage.

Location

Nestled between Redland, Bishopston, Westbury Park and Henleaze, the property is within walking distance to a host of amenities including a cinema, library, doctors, dentists, vets and Waitrose as well as numerous restaurants and the green open space of Durdham Downs.

The property is being sold by a connected person to Goodchild Estate Agents.

KEY DETAILS

- An Incredibly Well Proportioned Semi-Detached Property (1,758.10 sq. ft approx.)
- Versatile 4/5 Bedrooms
- Within Close Proximity to Redland Green Secondary School
- Open Plan Kitchen/Diner with Triple Bi-Folding Doors
- Off-Street Parking

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Tenure: Freehold

Council Tax Band: E

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

Viewing: By appointment only



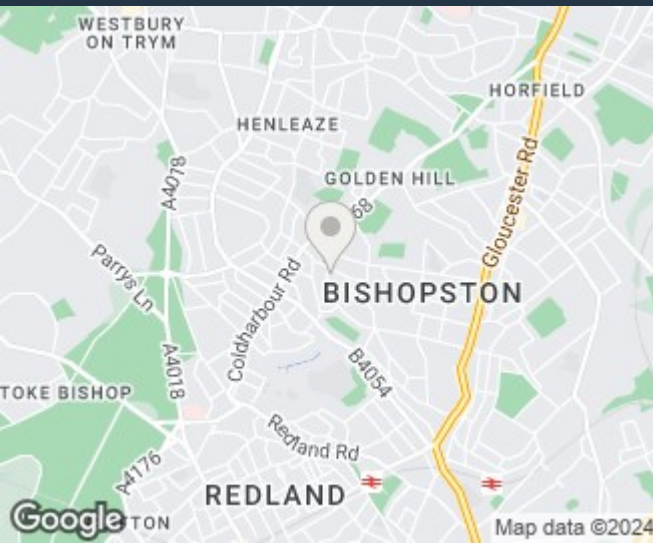
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70 Birchall Road, Bristol, BS67TU
Approx. Area 1758.10 Sq.Ft - 163.30 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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