

for sale

**£525,000** Freehold



## Barley Road Edgbaston Birmingham B16 0QE

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# Property Details

## Ground Floor

### Entrance Hallway

Having ceiling light points, radiator, stairs rising to first floor and access unto;

### Lounge

Having a bow double-glazed window to the front aspect of the property, ceiling light point, radiator, gas fire, carpeted floor, double doors through to;

### Dining Room

Having double-glazed patio doors leading out to the rear garden, ceiling light point, radiator, and door through to;

### Kitchen

Fitted kitchen with a range of wall and base units, sink with drainer and mixer tap, integrated double oven and four ring gas hob, cookerhood, part tiled walls, tiled floor, double-glazed feature window and double glazed window looking out to the rear aspect, storage cupboard, ceiling light points, radiator, door through to;

### Utility Room

Having a door leading out to the side aspect, plumbing for washing machine, fitted storage units, ceiling light point, gas central heating boiler, tiled floor and part tiled walls.

### Study

Having a double-glazed bow window to the front aspect of the property, ceiling light point, radiator, and carpeted floor.

### W.C

Having an obscured double-glazed window to the front aspect, W.C, hand wash basin, Ceiling light point, and radiator.

## First Floor

### Landing

Carpeted floor, and access unto;

### Storage

Immersion heater.

### Bedroom One

Having a double-glazed window to the front aspect, carpeted floor, ceiling light point, built-in wardrobe, and radiator.

### En-Suite

Shower cubicle, W.C, hand wash basin, tiled floor, tiled wall, ceiling light point, and radiator.

### Bedroom Two

Having a double-glazed window to the front aspect, carpeted floor, ceiling light point, and radiator.

### Bathroom

Bath, shower cubicle, W.C, hand wash basin, tiled floor, part tiled walls, ceiling light point, obscured double-glazed window to the rear aspect, radiator.

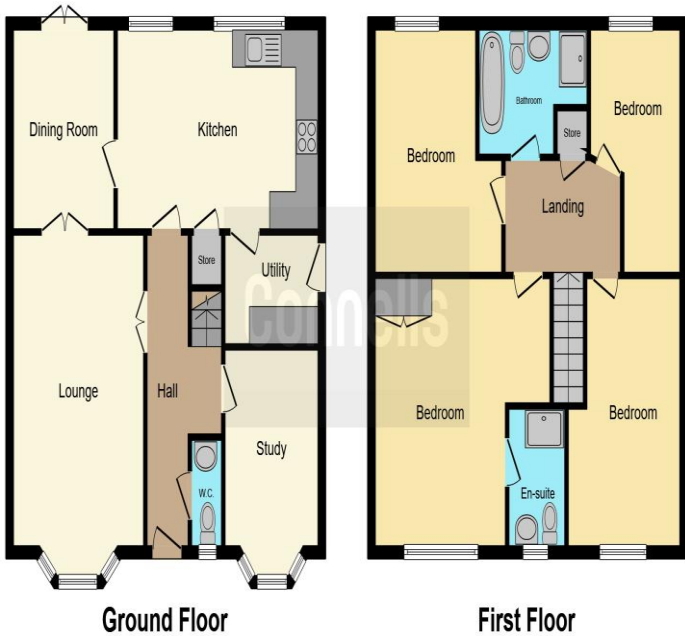
### Bedroom Three

Having a double-glazed window to the rear aspect, carpeted floor, ceiling light point, and radiator.

### Bedroom Four

Having a double-glazed window to the rear aspect, carpeted floor, ceiling light point, and radiator.





To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: C**

Property Ref: BEA311831 - 0012

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