



**Connells**

Cherry Orchard Road  
Birmingham



# Cherry Orchard Road Birmingham B20 2JZ

for sale offers over  
**£450,000**



## Property Description

Situated on the popular Cherry Orchard Road in the sought-after B20 area, this substantial five-bedroom semi-detached property offers generous and versatile living accommodation, ideal for growing families or buyers seeking space and flexibility.

The ground floor features two well-proportioned reception rooms, providing ample space for both formal entertaining and everyday living, along with a separate dining area that is perfect for family meals and hosting guests. The layout allows for a comfortable flow throughout the home while offering clearly defined living spaces.

Upstairs, the property boasts five good-sized bedrooms, making it well suited for larger households or those requiring home office space. The accommodation is complemented by two bathrooms, helping to ease the demands of busy family life.

Located within easy reach of local amenities, schools, and transport links, this home combines space, practicality, and a convenient residential setting. An excellent opportunity for buyers looking to put their own stamp on a sizeable property in a well-established area.

## Entrance

Laminate flooring, One single radiator

## Front Room

14' 8" x 11' 11" ( 4.47m x 3.63m )

## Living Room

13' x 11' 5" ( 3.96m x 3.48m )

## Dining Room

9' 10" x 9' ( 3.00m x 2.74m )

## Kitchen

17' 7" x 9' 7" ( 5.36m x 2.92m )

Window to side double glazed, Gas hob, One sink, Spotlights, Two ceiling light points, Doors to garden, Door to garage

## Shower Room

4' 9" x 4' 6" ( 1.45m x 1.37m )

Window to rear double glazed, Gas shower, WC, Spotlights

## First Floor Accommodation

### Bedroom One

14' 8" x 11' 11" ( 4.47m x 3.63m )

Window to rear double glazed, One single radiator, One ceiling light point

### Bedroom Two

13' x 11' 6" ( 3.96m x 3.51m )

Window to front double glazed, Laminate flooring, One single radiator, One ceiling light point

### Bedroom Three

10' 6" x 8' 8" ( 3.20m x 2.64m )

Window to front double glazed, One ceiling light point, One single radiator

### Bedroom Four

12' 1" x 6' 11" ( 3.68m x 2.11m )

Window to rear double glazed, One ceiling light point, One single radiator

### Bedroom Five

8' x 7' 6" ( 2.44m x 2.29m )

Window to front double glazed, One single radiator, One ceiling light point, Laminate flooring

### Bathroom

8' 10" x 7' 11" ( 2.69m x 2.41m )

Window to rear double glazed, Bath, WC, Wash hand basin, Gas shower



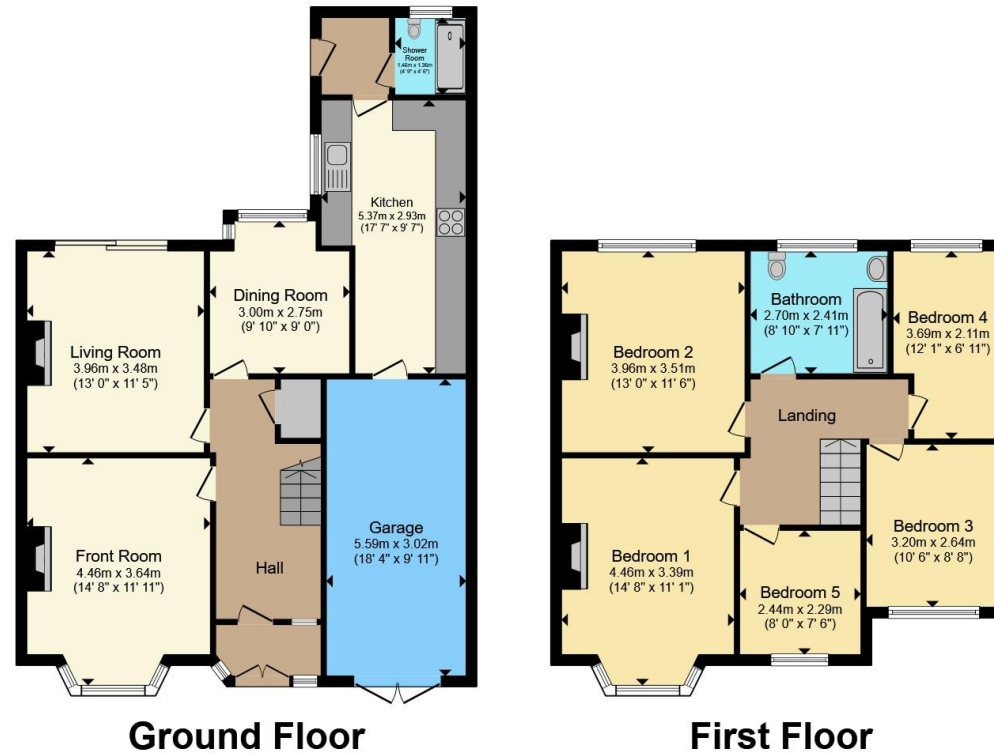












Total floor area 151.9 m<sup>2</sup> (1,635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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