



Bromford Road, Birmingham B36 8ET

welcome to

Bromford Road, Birmingham

**** WELL PRESENTED & EXTENDED SEMI DETACHED ** NO UPWARD CHAIN ** FANTASTIC LOCATION ** TWO RECEPTION ROOMS ** KITCHEN ** FOUR BEDROOMS & ENSUITE ** FAMILY BATHROOM ** DOWNSTAIRS W.C ** GOOD SIZE REAR GARDEN ** DRIVEWAY ** CONVERTED GARAGE ** MUST BE SEEN ** Please call now to view on 01217474722!!**



Approach

Paved driveway with double glazed door into porch.

Entrance Porch

Double glazed to front and door into hall.

Entrance Hall

Two storage cupboards, radiator and doors to:

Dining Room

11' 1" max x 16' 2" max (3.38m max x 4.93m max)

Double glazed bay window to front, laminate wood effect floor, ceiling light point and two wall light points.

Living Room

13' 1" max x 14' 3" max (3.99m max x 4.34m max)

Double glazed sliding doors to rear, ceiling light point, two wall light points and radiator.

Kitchen

14' 1" x 13' 8" max (4.29m x 4.17m max)

Double glazed window to rear and french doors to rear, wall, base and drawer units, rolled edge work surface, breakfast bar, stainless steel sink and drainer, gas hob, tiled to splash prone areas, laminate tile effect floor, plumbing for washing machine, two ceiling light points, radiator and door into:

Conservatory

9' 4" plus recess x 13' 10" (2.84m plus recess x 4.22m)

Double glazed to sides and rear, double glazed double doors to rear, tiled floor and ceiling light point.

Converted Garage

16' 4" x 7' 2" plus recess (4.98m x 2.18m plus recess)

Double glazed window and double doors to front, door to wc, cupboard housing boiler, ceiling strip light and loft access with pull-down ladder.

Downstairs W C

Window to side, low level wc, wall mounted hand wash basin and ceiling light point.

Landing

Storage cupboard, ceiling light point and doors to:

Bedroom One

14' 3" x 10' 11" (4.34m x 3.33m)

Double glazed window to rear, two ceiling light points and radiator.

Bedroom Two

16' 8" max x 11' 1" max (5.08m max x 3.38m max)

Double glazed bay window to front, ceiling light point, spotlights to ceiling and radiator.

Bedroom Three

7' x 13' 5" (2.13m x 4.09m)

Double glazed bay window to front, ceiling light point, radiator and storage cupboard with ceiling light point.

Bathroom

Obscure double glazed window to rear, bath with shower over, double sink with mixer taps and storage below, low level wc, walls tiled to half height, tiled floor and radiator.

Second Floor Landing

Double glazed window to side, ceiling light point and door to bedroom.

Bedroom Four

21' 7" max restricted headheight x 17' 5" max restricted headheight (6.58m max restricted headheight x 5.31m max restricted headheight)

Double glazed french doors to rear with Juliet balcony, ceiling light point, spotlights to ceiling, storage cupboards, further loft access, radiator and door to ensuite.

Ensuite

Obscure double glazed window to rear, shower cubicle, hand wash basin with mixer tap and storage below, low level wc, walls tiled to half height, tiled floor and radiator.

Rear Garden



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welcome to

Bromford Road, Birmingham

- Well Presented Extended Semi Detached
- Two Reception Rooms & Converted Garage
- Extended Kitchen & Conservatory
- Four Bedrooms - Master with ensuite
- Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB107966 - 0003

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