



Burnham Road, Birmingham B44 8HX

welcome to

Burnham Road, Birmingham

SEMI DETACHEDTHREE BEDROOMS***LOUNGE***DINING ROOM***EXTENDED KITCHEN***FAMILY BATHROOM***DRIVEWAY***SIDE GARAGE***LARGE REAR GARDEN***NO CHAIN***

Agent Note

Council Tax Band B

Approach

Brick effect concrete drive with side access to the rear garden, double doors into the garage, UPVC door into

Porch

Double glazed windows to the front, door into

Entrance Hall

Under stairs storage with stairs to first floor, ceiling light point and radiator

Dining Room

16' 11" into bay x 10' (5.16m into bay x 3.05m)
Double glazed bay to front of property, radiator, ceiling light point

Lounge

13' 1" x 10' 11" (3.99m x 3.33m)
Patio doors to rear of the property, fire place and fire

Kitchen

15' 2" x 5' 8" (4.62m x 1.73m)
Double glazed window to rear and side of property, a range of wall and base units with roll top worksurfaces, stainless steel sink and drainer, plumbing for washing machine, electric cooker point, UPVC door to side of property, space for white goods, tiled and two ceiling light points





Bedroom One

14' 3" into bay x 9' 5" (4.34m into bay x 2.87m)
Double glazed bay window to front of property,
fitted wardrobes, radiator, ceiling light point

Bedroom Two

11' 1" x 9' 2" (3.38m x 2.79m)
Double glazed window to rear of property, fitted
wardrobes, cupboard that houses a boiler, radiator,
ceiling light point

Bedroom Three

7' 6" x 6' 2" (2.29m x 1.88m)
Double glazed window to front of property, ceiling
light point, radiator

Bathroom

Double glazed window to rear of property, shower,
low level WC, wash hand basin with vanity, ceiling
light point, tiled, heated towel rail

Rear Garden

Large mature rear garden with tiered levels
incorporating patio, lawns, shrub and fenced
borders. Gate to the front, access to the side garage.
The garden also offers potential for further
development to both the rear and side (subject to
relevant planning permissions).



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Burnham Road, Birmingham

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- EXTENDED KITCHEN
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

offers in the region of

£250,000



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.focalagent.com

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Property Ref:
GRB111206 - 0003

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