



**Bushmore Road, BIRMINGHAM B28 9QY**

**welcome to**

## **Bushmore Road, BIRMINGHAM**

A charming and deceptively spacious extended four bedroom semi-detached, situated in the popular residential area of Hall Green. The home is ideal for a growing family seeking a property with close proximity to local amenities, well regarded schools and transport links.

### **Agent Note**

The Council Tax Band is C.

### **Entrance Porch**

Double glazed door and window to front.

### **Entrance Hall**

Obscure single glazed door to front. Central heating radiator and access to storage.

### **Reception Room**

10' 10" excluding bay x 10' 3" ( 3.30m excluding bay x 3.12m )

Double glazed bay window to front. Central heating radiator.

### **Second Reception Room**

18' 9" plus door recess x 12' 10" into recess ( 5.71m plus door recess x 3.91m into recess )

Double glazed doors to rear. Central heating radiator and media wall with electric fire.

### **Kitchen**

8' 10" excluding storage area x 6' 9" ( 2.69m excluding storage area x 2.06m )

Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven & dishwasher). Gas hob with extractor hood over. Tiling to splash prone areas.

### **Utility**

9' 7" plus door recess x 3' 11" ( 2.92m plus door recess x 1.19m )

A range of wall units with space for free standing appliances (fridge-freezer, washing machine & tumble drier).

### **Playroom**

12' 3" plus door recess x 5' 4" ( 3.73m plus door recess x

1.63m )

Double glazed window and door to side. Electric heater.

### **Landing**

Access to loft.

### **Bedroom One**

10' 11" excluding bay x 8' 2" ( 3.33m excluding bay x 2.49m )

Double glazed bay window to front. Central heating radiator and built-in-wardrobe.

### **Bedroom Two**

11' 10" x 10' to wardrobe ( 3.61m x 3.05m to wardrobe )

Double glazed window to rear. Central heating radiator and built-in-wardrobe.

### **Lobby**

Obscure double glazed window to side.

### **Bedroom Three**

13' 5" x 6' 11" ( 4.09m x 2.11m )

Double glazed window to front. Central heating radiator.

### **Bedroom Four**

6' 11" x 6' 6" ( 2.11m x 1.98m )

Double glazed window to front. Central heating radiator.

### **Bathroom**

Obscure double glazed window to rear. Low level toilet, hand wash basin with vanity unit and bath with screen with wall mount shower over. Tiling to splash prone areas, heated towel rail and access to storage cupboard (housing boiler).

### **Rear Garden**





Patio area with laid lawn. Flower beds with an array of plants, shrubs, bushes and trees. Pond feature and gravel.

**Garage**

17' 5" x 7' ( 5.31m x 2.13m )

Door to front.

**Parking**

Off road parking.



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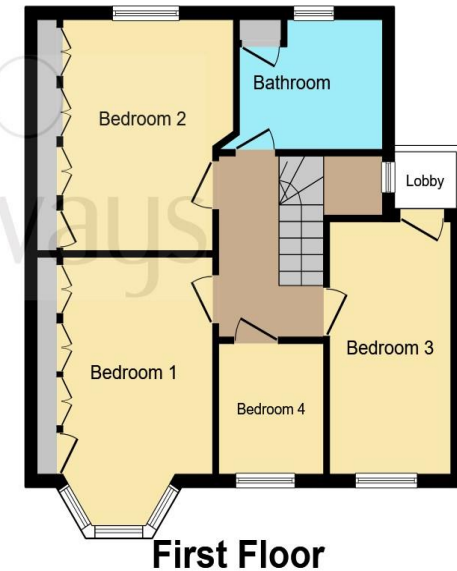
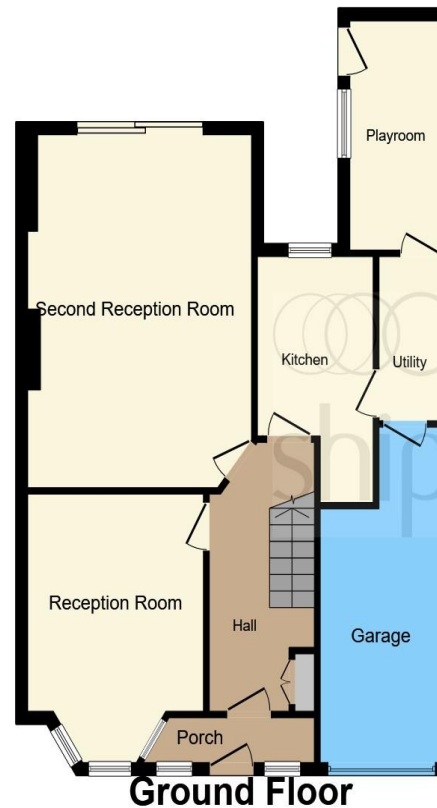
## Bushmore Road, BIRMINGHAM

- EXTENDED FOUR BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- MULTI-FUNCTIONAL ROOM CURRENTLY USED AS A PLAYROOM
- BATHROOM

Tenure: Freehold EPC Rating: E

offers in the region of

**£375,000**



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](http://www.focalagent.com)

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Property Ref:  
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