



Birchland Road, Sparkwell, Plymouth PL7 5DN

welcome to

Birchland Road, Sparkwell, Plymouth

A fantastic three bedroom, semi-detached property which has been recently renovated. This property would make a perfect FAMILY HOME! The property benefits from OFF ROAD PARKING, large REAR GARDEN and UTILITY ROOM.



Entrance Porch

Access via double glazed door, with a front porch with grey laminate flooring, space for coats/shoes and door leading to the landing.

Lounge

18' 1" max x 12' 9" max (5.51m max x 3.89m max)

A spacious living space, with a working log burner, radiator, new grey carpet and underlay, a double glazed window to front and rear elevation, understair storage cupboard and access to the kitchen.

Kitchen

8' 5" x 8' (2.57m x 2.44m)

A fitted kitchen with wall and base units, worktop space, space for a cooker, stainless steel sink drainer, radiator, double glazed window to side elevation, access to downstairs WC, utility room and conservatory.

Utility Room

6' 9" x 4' 6" (2.06m x 1.37m)

Space and plumbing for multiple appliances, obscure double glazed window to front elevation and access via sliding door.

Conservatory

6' 9" x 9' 9" (2.06m x 2.97m)

A great addition to the property with double glazed surround, double glazed door to side, worktop space and sockets and lighting.

First Floor Landing

Stairs leading to the first floor landing with high ceilings and double glazed window to front elevation, landing has access to all bedrooms, bathroom, airing cupboard housing the boiler and loft access.

Bedroom 1

11' 5" max x 9' 5" max (3.48m max x 2.87m max)

Double glazed window to front elevation, grey carpet and radiator.

Bedroom 2

8' 5" x 8' (2.57m x 2.44m)

Double glazed window to front elevation and radiator.

Bedroom 3

6' 6" x 9' 5" (1.98m x 2.87m)

Double glazed window to rear elevation and radiator.

Bathroom

6' 9" x 7' 9" (2.06m x 2.36m)

A modern bathroom which is mostly tiled with matching grey laminate flooring and tiles, bath and mains shower, WC, vanity unit and designer towel radiator and double glazed window to rear elevation.

Front Garden

A gated driveway with mixed shrub surround, small lawn area with a pathway leading to the front door and side access via wooden gate leading to the rear garden.

Rear Garden

A beautiful south westerly facing rear garden, with a large laid to lawn area with an outbuilding with power and lighting. Plenty of scope to improve and make into a wonderful family garden space.

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Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.

Agents Note

Agent's note: Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

Birchland Road, Sparkwell Plymouth

- New Carpets, Underlay And Bathroom
- Spacious Lounge With A Log Burner
- New Elektra 12KW Smart App/Wifi Controlled Electric Combi Boiler With 37.5L Cylinder - Over £2,000 Brand New
- Beautiful South Westerly Facing Rear Garden
- Utility Room & Conservatory

Tenure: Freehold EPC Rating: F

offers in the region of

£210,000



Total floor area 78.1 m² (841 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP103821 - 0008

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