



Sunnymead Road,
£285,000

- Energy Rating D
- A Traditional Semi Detached Family Home
- Located On A Sought After Road
- Four Double Bedrooms - Extended Kitchen



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Sunnymead Road, Birmingham

£285,000

TAKE A LOOK INSIDE: IT'S BIGGER THAN YOU MAY THINK. An internal viewing is a must, to appreciate the size and condition, of this semi detached family home. The property is greatly extended, is located on a sought after road, and comprises: three double bedrooms and extended fourth bedroom, front reception room and extended rear reception room, extended kitchen, downstairs w/c, upstairs bathroom, double glazing, gas central heating system, off road parking, attractive rear garden. CALL TODAY. Energy Rating D.

GROUND FLOOR

PORCH

Having double glazed windows to front and door to:

ENTRANCE HALL

Having stairs to first floor, radiator and doors to:

W/C

Having a close coupled w/c and tiling to walls.

RECEPTION ROOM 1

3.34m x 3.17m (10'11" x 10'5")

Having a double glazed bay window to front, radiator and double doors to:

RECEPTION ROOM 2

3.02m (max) x 6.02m (9'11" (max) x 19'9")

Having two radiators and sliding patio doors to rear garden.

EXTENDED KITCHEN

2.81m x 4.96m (9'3" x 16'3")

Being fitted with a range of high gloss, wall and base units; with a wooden block effect work-surfaces over, one and a half bowl sink and drainer unit, built in electric double oven and Neff induction hob, radiator, double glazed window to rear, door to rear garden and door to:

SIDE ENTRANCE

Having space for washing machine and tumble dryer and door to front.

FIRST FLOOR

LANDING

Having a frosted double glazed window to side, stairs to loft room and doors to:

BEDROOM 1

3.35m (max into wardrobes) x 3.89m (max into bay) (11'0" (max into wardrobes) x 12'9" (max into bay))

Having a double glazed bay window to front, radiator and fitted wardrobes with overhead storage.

BEDROOM 2

3.00m (max into wardrobes) x 4.35m (max into bay) (9'10" (max into wardrobes) x 14'3" (max into bay))

Having a double glazed bay window to rear, radiator and fitted wardrobes.

BEDROOM 4

2.79m x 2.56m (9'2" x 8'5")

Having a double glazed window to rear and radiator.

BATHROOM

Being fitted with a three piece suite comprising: bath with shower over, close coupled w/c, pedestal wash hand basin, tiling to walls, heated towel rail and a frosted double glazed window to front.

SECOND FLOOR

BEDROOM 3

3.85m (with restricted head room) x 4.17m (12'8" (with restricted head room) x 13'8")

Having restricted head room in places, a double glazed dormer window to rear, further skylight window to front and radiator.

REAR GARDEN

Having a patio area to forefront, lawn section, flower beds, further patio area to rear of the garden, summer house, shed and fencing to perimeter.

FLOORPLAN

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.