



MAGGS
& ALLEN

47 BIRCHALL ROAD
REDLAND, BRISTOL, BS6 7TT
Asking Price £720,000



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A classic three-bedroom 1930's semi-detached property owned by the same family for over 70 years. Boasting plentiful ornate original detailing throughout, off-street parking, garage and two reception rooms. Offered with no onward chain.

Property Details

Whilst much loved by the current owner who upgraded the roof including above kitchen storeroom and replaced the soffits, gutters and most of the downpipes in March 2005 and installed a high security 'up and over' galvanised garage door - the house would benefit from complete modernisation throughout. The windows were replaced with UPVC windows and the front outer and rear UPVC doors were also fitted in July 2014 and the entire property was also rewired in 2018. This is an ideal opportunity for those looking to put their own mark on a home. The property is situated only (approx.) 500m from Redland Green School.

Arranged as two reception rooms; a spacious bay fronted living room to front and a dining room to rear. There is a separate kitchen with storage cupboard to the ground floor. To the first floor there is generous master bedroom with bay window, two further bedrooms (one double and one single), a family bathroom and a separate WC. There is potential to convert the loft as per the adjoining property (subject to planning permissions being obtained). There is also potential to extend the ground floor rear reception room into the garden, again as per the adjoining property.

Outside there is a 15m west facing garden. The property offers ample off street parking leading to a detached garage with room on the driveway for at least 2 further cars.

Offered to the market with no onward chain.

Schools

- Redland Green School approx. 0.48km
- St Bonaventure's Catholic Primary School approx. 0.30km
- Westbury Park School approx. 0.63km
- Henleaze Junior School approx. 0.66km
- Bishop Road Primary School approx. 0.67km

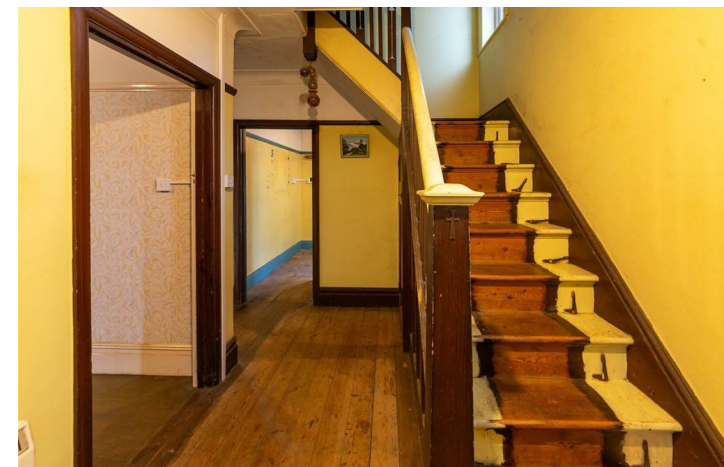
Location

Nestled between Bishopston and Redland, within walking distance to a host of amenities, restaurants and bars found on Bristol's eclectic Gloucester Road. Within proximity are a host of schools both primary and secondary, state and independent and public transport runs nearby to Bristol's City Centre and the M4/M5 motorway networks as well as the regional shopping centre at Cribbs Causeway.

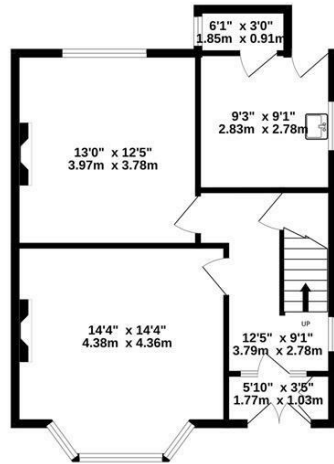
Directions

'From our office on Northumbria Drive, proceed straight for approximately half a mile past Coldharbour Road and turn left onto Cairns Road.. Then turn right onto Fiddes Road, left onto Birchall Road and number 47 will be on your left.

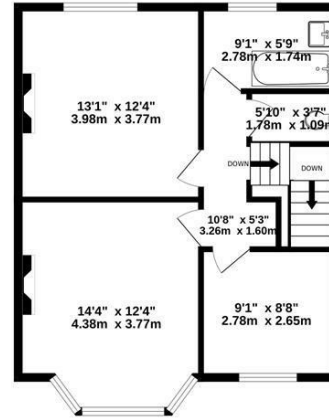
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Classic 1930's semi-detached property
- Approx. 0.5km from Redland Green School
- In need of modernisation throughout
- Three bedrooms
- Two reception rooms
- Beautiful original features throughout
- Large rear garden
- Detached garage
- Driveway for two cars
- No Onward Chain

Guide Price: £720,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

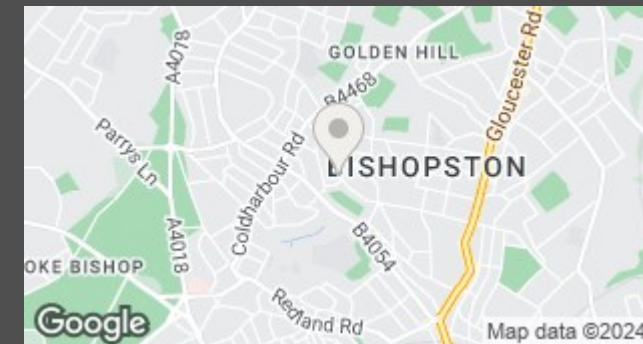
Vendors Onward Position: No Onward Chain

EPC: F

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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