



Rivermead Park, Birmingham





Property Description

Burchell Edwards are delighted to offer this well presented three bedroom semi-detached family home, bordering the Hodge Hill and Shard End areas of Birmingham (B34).

Sat in a cul-de-sac location, offering off-road parking by-way of a driveway and garage, the property in brief compromises an entrance porch, hallway, lounge, fitted kitchen diner, private rear garden, three bedrooms and a family shower room.

Superb locality offers an easy commute into Birmingham City Centre and is surrounded by a variety of local shops, amenities and school catchments.

Sold with no upward chain, additional benefits also include double glazing and gas central heating. Viewings are essential to gain a sense of the space and accommodation available.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Porch

Double glazed door to rear elevation and spotlights.

Entrance Hallway

Laminate flooring.

Lounge

14' 3" not into bay x 11' 6" (4.34m not into bay x 3.51m)

Double glazed bay window to front elevation, central heating radiator and laminate flooring.

Kitchen/ Diner

14' 7" x 8' 10" (4.45m x 2.69m)

Two double glazed windows to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, oven and grill, space and plumbing for washing machine, central heating radiator, vinyl flooring, tiling to splash prone areas and storage cupboard.

Landing

Double glazed window to side elevation, carpet, central heating radiator, loft access via hatch and storage cupboard.

Bedroom One

11' 6" x 8' 4" (3.51m x 2.54m)

Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

9' 9" x 7' 8" (2.97m x 2.34m)

Double glazed window to rear elevation, carpet and central heating radiator.

Bedroom Three

8' 7" x 6' 2" (2.62m x 1.88m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, shower cubicle, tiling to walls and floor, spotlights and heated towel rail.

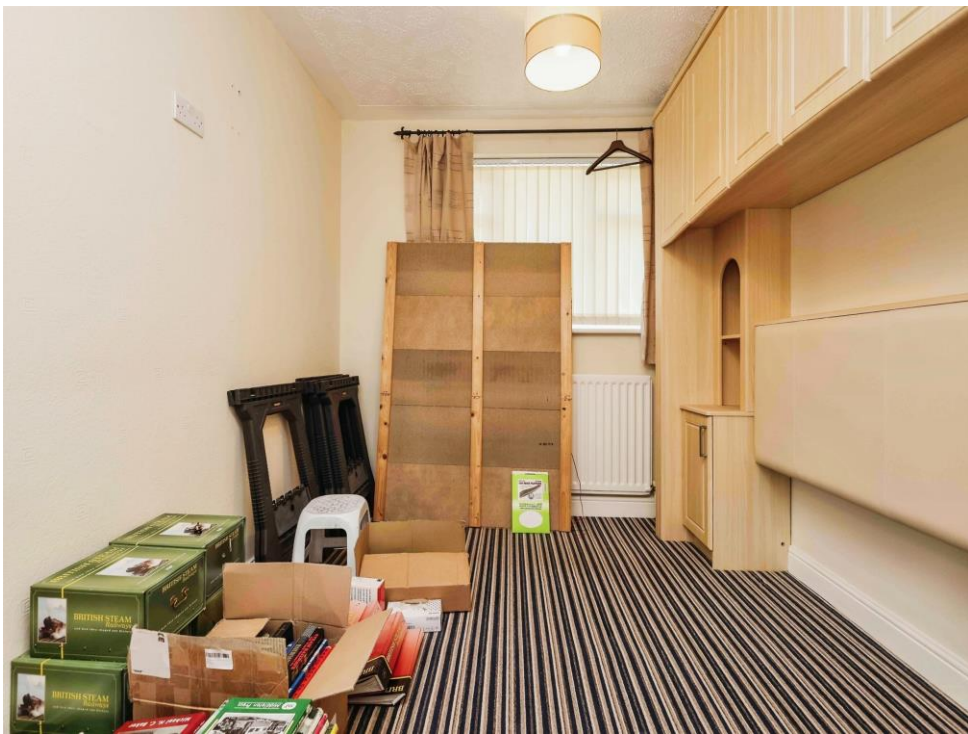
Rear Garden

Gated side access, patio area, laid to lawn and access to garage.

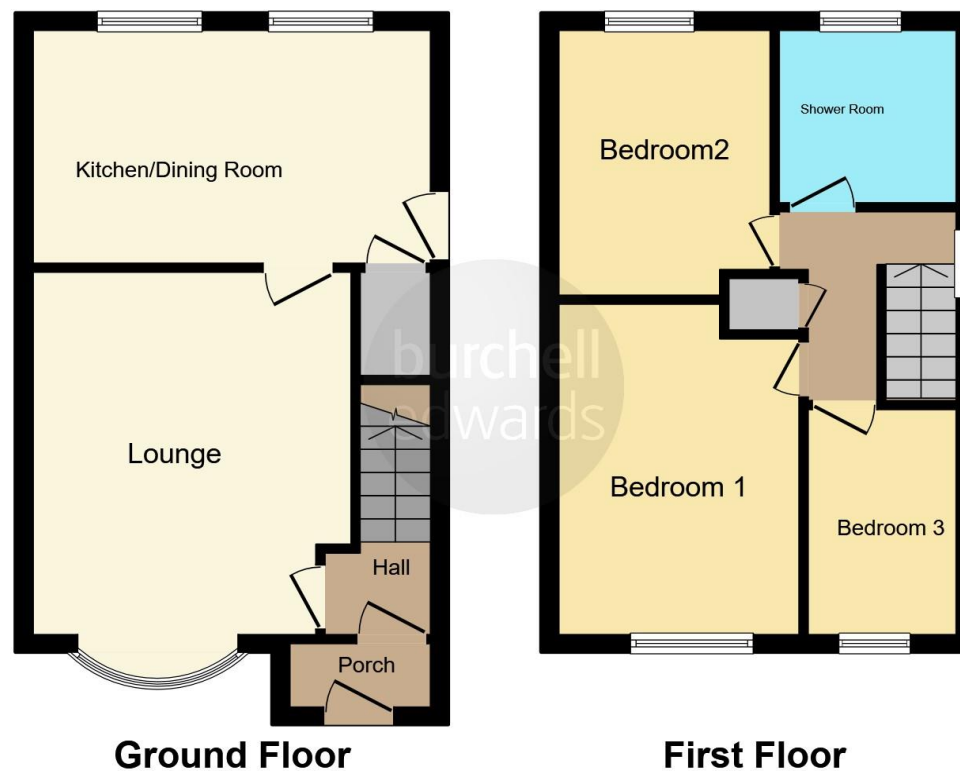
Front Garden

Driveway providing off road parking and access to garage.









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

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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