





# Bradley Road, Birmingham, B34 7RL

# for sale offers over £260,000



# **Property Description**

Burchell Edwards are delighted to bring to market this extended three bed terrace property, situated in the B34 area of Birmingham.

This impressive home boasts two reception rooms, a utility area with guest WC, a large games room located at the bottom of the garden with bar area, a large loft space, porch, fitted kitchen and a four piece family bathroom.

Sat in the popular location of Shard End, near many shops and amenities & great transport links, this home would be an ideal purchase for growing families.

Upon arrival you will discover off-road parking by way of a private driveway. To the rear you will find an enclosed, rear garden with a lawn area. The internal is very spacious and carries beautiful natural light throughout.

With the additional benefit of double glazing throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.



Double glazed sliding door to front elevation and tiled flooring.

# **Entrance Hallway**

Laminate flooring, stairs to first floor accommodation, central heating radiator and meters.

# **Lounge/ Diner**

26' 3" max into bay x 11' 6" max into recess ( 8.00m max into bay x 3.51m max into recess )

Double glazed bay window to front elevation, French doors to rear elevation, two central heating radiators, laminate flooring and log burner.

# **Reception Room**

12' 9"  $\max x$  17' 1"  $\max$  ( 3.89m  $\max x$  5.21m  $\max$  ) Double glazed window and patio doors to rear elevation, central heating radiator and laminate flooring.

#### Kitchen

11' 5" x 9' 2" ( 3.48m x 2.79m )

Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill with extractor hood, integrated fridge and freezer, four ring gas hob, tiling to splash prone areas and laminate flooring.

# **Utility Room**

7' 2" x 10' 8" ( 2.18m x 3.25m )

Door giving access to side entry, W.C, wash hand basin, vinyl flooring, space and plumbing for washing machine.





# Landing

Door giving access to loft room, storage cupboard and carpet.

#### **Bedroom One**

10' 10" x 11' 7" ( 3.30m x 3.53m )

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

#### **Bedroom Two**

10' 4" plus wardrobe x 11' 6" max into door recess ( 3.15m plus wardrobe x 3.51m max into door recess )

Double glazed window to rear elevation, central heating radiator, laminate flooring, storage cupboard and built in wardrobe.

#### **Bedroom Three**

7' 2" x 8' 1" ( 2.18m x 2.46m )

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

#### Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, panelled bath, shower cubicle, heated towel rail, exrtactor, laminate flooring and cupboard housing central heating boiler.

# **Loft Space**

11' 1" x 13' 2" ( 3.38m x 4.01m )

Velux window, storage in eaves, central heating radiator and wooden flooring.

#### **Front Garden**

Block paved driveway providing off road parking.

#### Rear Garden

Decking area, patio area, lawned area, brick BBQ and outside tap.

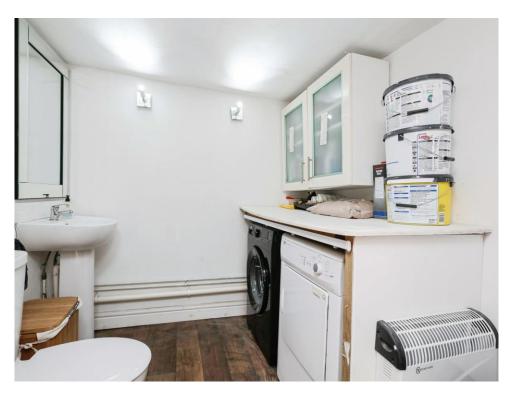
# **Games Room**

28' 6"  $\max x$  22' 4"  $\max$  ( 8.69m  $\max x$  6.81m  $\max$  ) Double glazed windows to front elevation, door to rear elevation, bar area, laminate flooring, spotlights and log burner.

















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