



Bradley Road, Birmingham





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.

Entrance Porch

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.









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 Council Tax
 Band: B

Tenure: Freehold

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