



Eileen Gardens, Birmingham





## Property Description

Burchell Edwards are delighted to offer this four bedroom detached family home situated in the popular area of Kingshurst, Birmingham (B37). Tucked away in a quiet cul-de-sac, this property has no chain & plenty of potential with its' sizeable corner plot, conveniently located in close proximity to many local shops & amenities.

Briefly compromising an entrance hallway, extensive lounge/diner, kitchen, four bedrooms, a family bathroom & an additional separate WC, you will discover ample off-road parking with a private driveway & an integral garage that could easily be converted into an additional reception/ bedroom-subject to relevant planning permission.

The rear garden is a beautiful outdoor space designed for both relaxation & enjoyment. It spans a generous area, wrapping around the house, that can also be accessed through a timber framed rose arch from the side to form a quiet retreat or possibly an area that could be developed by building an annex- again subject to relevant planning permissions. There are two brick & timber sheds/workshops complete with work benches & shelving. Mostly laid to lawn, with mature trees & flower beds, if you're a keen gardener or simply someone who enjoys nature, this is a true hidden gem!

Within reach of many transport links including the M42, M6 and M6 toll, commuters are well aided with Marston Green Train Station being the nearest, only 2 miles away, not forgetting the future HS2 Interchange.

Viewings are highly recommended.

## Entrance Hallway

Stairs to first floor accommodation, central heating radiator and carpet.

## Lounge/ Diner

17' 4" max into recess x 25' 3" ( 5.28m max into recess x 7.70m )

Timber framed window and aluminium sliding patio doors to rear elevation, two central heating radiator, carpet tiled flooring and brick built fire place.

## Kitchen

15' 9" x 9' 6" ( 4.80m x 2.90m )

Timber framed window to front elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring, tiling to splash prone areas, space and plumbing for washing machine. storage cupboard and central heating boiler.

## Landing

Loft access via hatch and carpet tiled flooring.

## Bedroom One

12' 8" x 15' 4" max into recess ( 3.86m x 4.67m max into recess )

Timber framed window to front elevation, central heating radiator and carpet tiled flooring.

## Bedroom Two

17' 4" max x 11' 9" max into door recess ( 5.28m max x 3.58m max into door recess )

Timber framed window to rear elevation, central heating radiator and carpet tiled flooring.

## Bedroom Three

11' 1" x 12' 9" ( 3.38m x 3.89m )

Timber framed window to rear elevation, central heating radiator and carpet tiled flooring.

## Bedroom Four

7' 7" x 9' 6" ( 2.31m x 2.90m )

Timber framed window to front elevation, central heating radiator and carpet tiled flooring.

## Bathroom

Timber framed window to side elevation, wash hand basin, panelled bath, W.C, central heating radiator, airing cupboard, tiling to splash prone areas and carpet tiled flooring.

## Separate Additional W.C

Timber framed window to side elevation, W.C and vinyl flooring.

## Front Garden

Driveway providing off road parking, small lawned area and access to garage.

## Rear Garden

Lawned area, shrubs and plants, brick built storage shed and work shop.





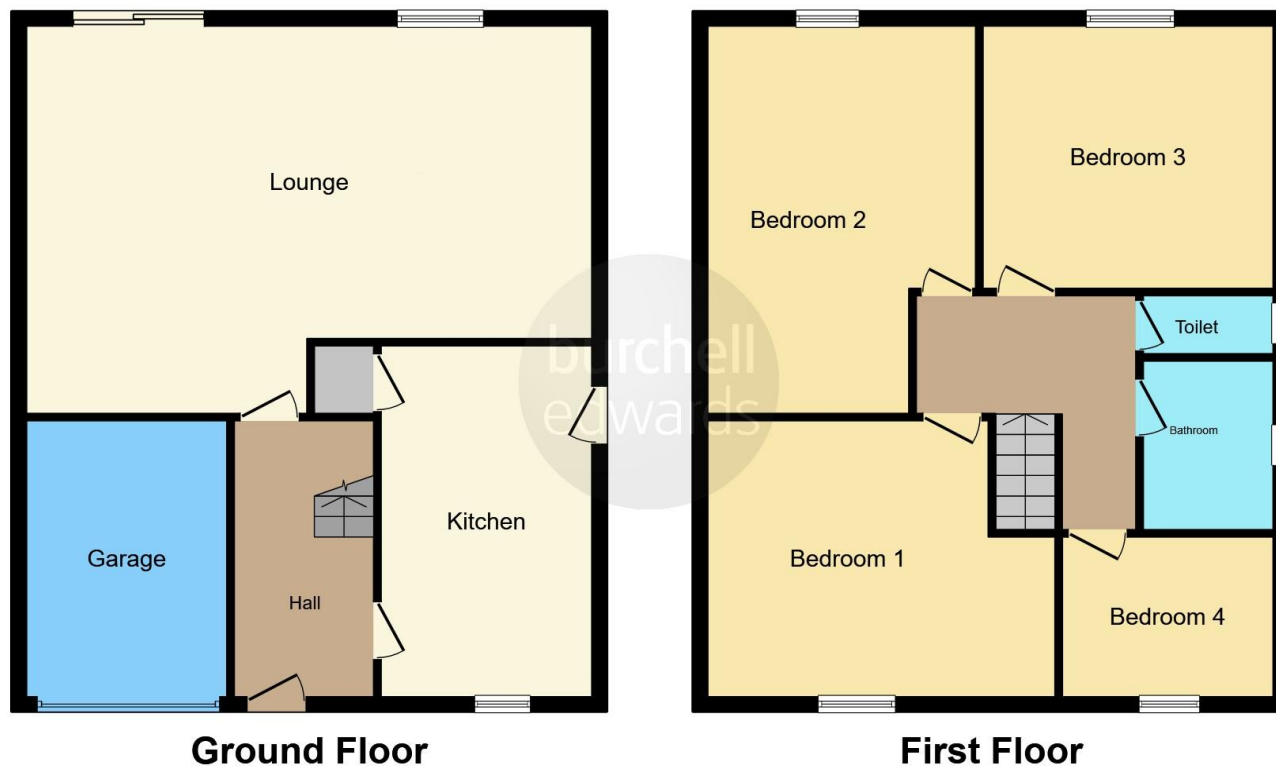












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: E    Council Tax  
 Band: D

Tenure: Freehold

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