



Glenpark Road, Birmingham





Property Description

Burchell Edwards are delighted to present this stunning semi-detached property, ideal for a family looking for a spacious property in the local B8 area.

Moving through the hallway, you have three reception rooms that are all spacious and tastefully decorated. Off the third reception you have a large kitchen diner which is perfect for family living and entertaining. You also have a family bathroom downstairs in addition to the main family bathroom on the second floor.

Upstairs, there are five good size bedrooms over two floors providing plenty of living space throughout the top floors, along with a family bathroom.

This home is incredibly spacious and ready for a family to make it a wonderful home.

Being in B8, the property benefits from a buzzing local community with access to plenty of amenities, schooling and transport links.

Entrance Hallway

Double glazed door to front elevation, central heating radiator and access to side passage.

Lounge

12' 2" into bay x 9' 6" (3.71m into bay x 2.90m)
Double glazed bay window to front elevation, two central heating radiators and laminate flooring.

Dining Room

12' 3" into bay x 9' 6" (3.73m into bay x 2.90m)
Double glazed bay window and door to rear elevation, central heating radiator and laminate flooring.

Reception Room Three

13' 2" x 9' 3" (4.01m x 2.82m)
Double glazed window to side elevation and carpet.

Kitchen

17' 5" x 9' 11" (5.31m x 3.02m)
Double glazed window to side elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and plumbing for washing machine, two central heating radiator, tiled flooring, tiling to splash prone areas and central heating boiler.

Ground Floor Bathroom

Double glazed window to front elevation, bath with shower over, heated towel rail, vanity sink, W.C, spotlights and fully tiled walls.

Landing

Stairs to second floor accommodation and carpet.

Bedroom One

12' 8" max x 9' max (3.86m max x 2.74m max)
Double glazed window to rear elevation,
central heating radiator, carpet and fitted wardrobes.

Bedroom Two

12' 10" into bay x 9' 7" (3.91m into bay x 2.92m)
Double glazed bay window to rear elevation,
central heating radiator, carpet and fitted wardrobes.

Bedroom Four

12' 4" into bay x 9' 7" (3.76m into bay x 2.92m)
Double glazed bay window to front elevation,
two central heating radiators and carpet.

Bedroom Five

6' 4" x 8' 10" (1.93m x 2.69m)
Double glazed bay window to front elevation,
central heating radiator and carpet.

Second Floor Landing

Double glazed window to side elevation,
storage and carpet.

Bedroom Three/ Loft Room

15' 2" at waist height x 9' 7" max (4.62m at waist height x 2.92m max)
Double glazed window to rear elevation,
double glazed velux window to front elevation,
central heating radiator and carpet.

En-Suite

Double glazed window to rear elevation,
vanity wash hand basin, W.C, bath with
shower over, heated towel rail, fully tiled walls
and extractor.









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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210550



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210550 - 0003