



Middle Leaford, BIRMINGHAM

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Property Description

Burchell Edwards are delighted to present this stunning detached family home. This home has been done to the highest standards with every detail thought of along the way.

Moving through the hallway, you have a ground floor W/C and then you move into a large open lounge/diner which backs onto a well-established family garden. The ground floor is rounded off by a well extended kitchen which has plenty of natural light, high end fixtures and fittings and is a real treat to be in. Throughout the property you will be greeted by a clean and modern space with modern fixtures and fittings which make the property very appealing.

on the first floor, the property boasts three bedrooms, two of which are sizable doubles and then a good size single. The Bathroom is stylish with its neutral colours appealing to everyone.

The top floor is a very well thought out dormer loft room which leads itself to be the master bedroom with en-suite.

Outside, this plot has plenty of space with its sizable rear garden, to the front plenty of off road parking. In addition, you have great access to local schools, amenities and transport links such as the M6 & M42.

Entrance Hallway

Door to front elevation, central heating radiator, laminate flooring and spotlights.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, laminate flooring and heated towel rail.

Lounge/ Diner

24' x 15' 5" max (7.32m x 4.70m max)

Double glazed windows to front and rear elevation, double glazed patio doors to rear elevation, two central heating radiators, under stairs storage.

Kitchen

17' 7" x 7' 6" (5.36m x 2.29m)

Double glazed windows to front and rear elevation, double glazed velux windows to front and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric double oven, dishwasher, fridge, freezer, filtered water tap, central heating radiator, laminate flooring, space and plumbing for washing machine.

First Floor Landing

Stairs to second floor accommodation, spotlights and carpet.

Bedroom One

18' 10" max at knee height x 13' 9" plus wardrobes (5.74m max at knee height x 4.19m plus wardrobes)
Two double glazed windows to rear elevation, two velux windows to front elevation, spotlights, fitted wardrobes, carpet, eaves storage and central heating radiator.

En-Suite

Double glazed velux window to front elevation, W.C, wash hand basin, shower, cubicle, laminate flooring and eaves storage.

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m)
Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Three

10' 8" max x 8' 7" (3.25m max x 2.62m)
Double glazed window to rear elevation, central heating radiator, carpet, fitted wardrobes and under stairs storage.

Bedroom Four

9' 7" x 6' 5" (2.92m x 1.96m)
Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, spotlights and tiling to splash prone areas.

Front Garden

Gravel and tarmac driveway providing off road parking, outside tap.

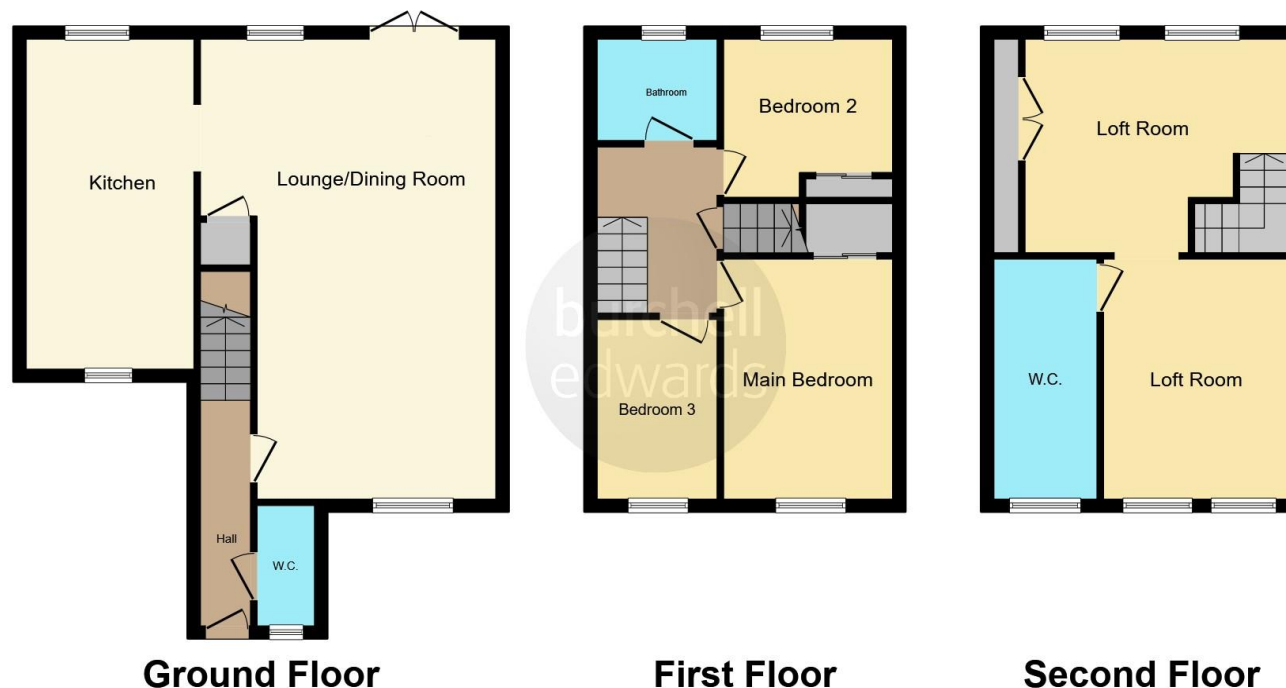
Rear Garden

Paved patio, lanwed area and fencing to all boundaries.









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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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