



Falmouth Road, BIRMINGHAM

**burchell
edwards**

Falmouth Road, BIRMINGHAM, B34 6EJ

for sale offers in excess of
£375,000



Property Description

Burchell Edwards estate agents are delighted to offer this beautifully presented, three bedroom detached family home, situated in a fantastic location of the Hodge Hill area of Birmingham (B34).

This is a superb opportunity for couples or growing families alike, requiring no work and is ready to move straight in to.

Upon arrival you will discover plenty of off-road parking by-way-of a garage to the rear and private driveway, creating ample space for multiple vehicles. The enclosed rear garden, which is low maintenance, has an outdoor kitchen with built-in Tandoor and BBQ, as well as a veranda that allows an enjoyable retreat, especially in the warmer months.

Sit amongst many public transport facilities and local shops, offering easy access to motorway links for the M6/M42 and easy access to Birmingham Airport.

There is plenty of space throughout for the whole family, boasting three bedrooms, a through lounge, modern fitted kitchen diner with integral appliances where specified, a downstairs shower room with a W/C, a dining room and a four-piece family bathroom. The renovation shows that there has been no expense spared!

With the additional benefit of gas central heating all through, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Entrance Hallway

Spotlights, central heating radiator, tiled flooring, stairs to first floor accommodation, cupboard housing central heating boiler.

Lounge

25' 8" max into bay x 9' 8" (7.82m max into bay x 2.95m)

French doors to rear elevation with Moroccan panelling, double glazed bay window to front elevation, central heating radiator, gas fire, spotlights, tiled flooring and tiling to walls.

Dining Room

13' 5" x 8' 7" (4.09m x 2.62m)

Double glazed window and patio doors to rear elevation, spotlights, central heating radiator, modern double glazed glass roof, tiled flooring and tiling to walls.

Shower Room

Double glazed window to front elevation, W.C, wash hand basin, shower cubicle with electric shower, heated towel rail, tiled flooring and tiling to walls.

Kitchen

17' 2" x 8' 9" (5.23m x 2.67m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating double Belfast ceramic sink, five ring gas hob with extractor hood, two integrated oven and grills, American fridge freezer, drinks cooler, space and plumbing for washing machine, spotlights, tiled flooring, tiling to walls and breakfast bar.

Landing

Double glazed window to side elevation, loft access via hatch and carpet.

Bedroom One

12' 9" max into bay x 9' 8" (3.89m max into bay x 2.95m)

Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Two

12' 4" x 9' 10" (3.76m x 3.00m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

9' 7" max into door recess x 5' 4" (2.92m max into door recess x 1.63m)

Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Shower cubicle, W.C, limestone floating wash hand basin, heated towel rail, freestanding bath and LVT flooring.

Front Garden

Block paved driveway providing off road parking and access to garage.

Rear Garden

Artificial lawn, tiled floor with veranda, outdoor kitchen with built in BBQ area, outside tap, gated side access to frontage and outside electric points.









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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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