



Old Bromford Lane, Birmingham





Property Description

Burchell Edwards Estate Agents are delighted to offer this beautiful, extended semi-detached family home, situated in the B8 area

This is a superb opportunity for couples or growing families alike, requiring no work and ready to move straight in to. Briefly comprising of a entrance porch, hallway, two reception rooms, fitted kitchen with breakfast bar, a utility area within the garage, spacious bedrooms, Family bathroom and downstairs W/C.

Upon arrival you will discover ample off-road parking by-way-of a garage and private driveway, allowing plenty of space for multiple vehicles. To the rear you will find a generously sized garden, which is mainly laid to lawn with a patio area that will allow an enjoyable retreat, especially in the warmer months. The garden has been well-maintained and can be a great space for the whole family

Given its' locality, the property falls within a great local community which has great transport links to the M6/M42 Motorway, allowing an easy commute into both Birmingham Town Centre and not forgetting the many shops, eateries and amenities that are nearby.

Additional benefits also include double glazing and gas central heating throughout.

We recommend calling at your earliest convenience to view as we anticipate high viewing interest.

Entrance Porch

Double glazed door and window to front elevation and wooden flooring.

Entrance Hallway

Door to front elevation, central heating radiator, laminate flooring, cloakroom and stairs to first floor accommodation.

Lounge

13' 4" into bay x 14' 2" into chimney recess (4.06m into bay x 4.32m into chimney recess)
Double glazed window and patio doors to rear elevation, laminate flooring and central heating radiator.

Living Room

16' 4" into bay x 11' into chimney recess (4.98m into bay x 3.35m into chimney recess)
Double glazed bay window to front elevation, central heating radiator, laminate flooring and gas fire.

Kitchen

13' 2" into bay x 14' 7" (4.01m into bay x 4.45m)
Double glazed bay window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, electric double oven, cooker hood, breakfast bar, tiling to splash prone areas, two central heating radiators, laminate flooring, storage pantry and access to garage.

Landing

Carpet and all doors off.

Bedroom One

16' 7" into bay x 10' 9" into chimney recess (5.05m into bay x 3.28m into chimney recess)
Double glazed bay window to front elevation, central heating radiator, carpet and built in storage.

Bedroom Two

7' 3" min x 12' 11" min (2.21m min x 3.94m min)
Double glazed bay window to rear elevation, central heating radiator and carpet.

Bedroom Three

13' 4" into bay x 6' 10" (4.06m into bay x 2.08m)
Double glazed bay window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, wash hand basin with vanity unit, bath with hand held shower, heated towel rail, fully tiled, spotlights, shower cubicle.

Separate W.C

Double glazed window to side elevation, W.C, vanity wash hand basin, spotlights, fully tiled and heated towel rail.

Ground Floor W.C

W.C, vanity wash hand basin, spotlights, central heating radiator and lino flooring.

Loft Space

11' 8" x 14' 8" min (3.56m x 4.47m min)
Double glazed velux window to side elevation, laminate flooring, central heating radiator and eaves storage.

Front Garden

Paved driveway providing off road parking.

Rear Garden

Two block paved patio areas, laid to lawn, shrubs, plants and outside tap.

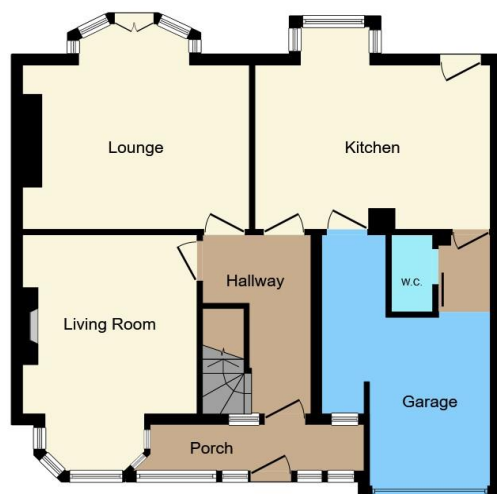
Garage

Roller door to front elevation, power, lighting, space and plumbing for washing machine.





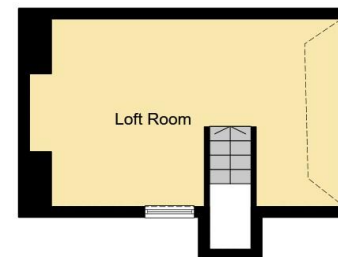




Ground Floor



First Floor



Second Floor

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: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210854



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