



Broomhill Road, BIRMINGHAM

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## Property Description

A well presented four bedroom link detached home in a popular modern estate that offers fantastic living space for a growing family. This fantastic property has had many improvements over the years, including a recently fitted modern kitchen, a solid roof conservatory style extension, bathroom and ensuite, two outbuildings which offer a range of uses, 3 car driveway, garage and is will be sold as freehold on completion! Book your viewing with Burchell Edwards today!

## Entrance Porch

Double glazed door and windows to front elevation and central heating radiator.

## Entrance Hallway

Stairs to first floor accommodation and central heating radiator.

## W.C

Double glazed window to side elevation, W.C, wash hand basin and central heating radiator.

## Lounge/ Diner

9' 10" x 24' 1" ( 3.00m x 7.34m )  
Through lounge. Double glazed bay window to front elevation, double glazed patio doors to rear elevation and two central heating radiators.

## Kitchen

15' 11" x 9' 3" ( 4.85m x 2.82m )  
Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor hood, dishwasher, under counter lights, space and plumbing for washing machine, space for fridge freezer, modern flooring and door out to driveway.

## Conservatory/ Study

9' 1" x 5' 9" ( 2.77m x 1.75m )  
Double glazed windows to rear and side elevations and double glazed double doors to rear elevation.

## Landing

Central heating radiator and storage cupboard.

## Bedroom One

10' 2" x 10' 1" ( 3.10m x 3.07m )

Double glazed windows to front elevation, central heating radiator and two double built in wardrobes.

## En-Suite

W.C, wash hand basin, double shower cubicle and central heating radiator.

## Bedroom Two

10' 10" x 11' 1" ( 3.30m x 3.38m )

Double glazed windows to front and rear elevations and central heating radiator.

## Bedroom Three

10' 3" x 6' 6" ( 3.12m x 1.98m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Four

9' 1" x 6' 5" ( 2.77m x 1.96m )

Double glazed window to rear elevation.

## Bathroom

Bath with shower over, W.C, wash hand basin with vanity unit, W.C, loft access, fully tiled and central heating radiator.

## Front Garden

Hedge lined frontage with driveway providing off road parking for multiple vehicles.

## Rear Garden

Landscaped garden with shrubs to borders and stone sun terrace.

## Garage

17' 2" x 7' 5" ( 5.23m x 2.26m )

Up and over door.

## Outbuilding One

9' 7" x 6' 4" ( 2.92m x 1.93m )

Brick base with conservatory style roof.

## Outbuilding Two

12' 6" x 6' 1" ( 3.81m x 1.85m )

Brick base with conservatory style roof.





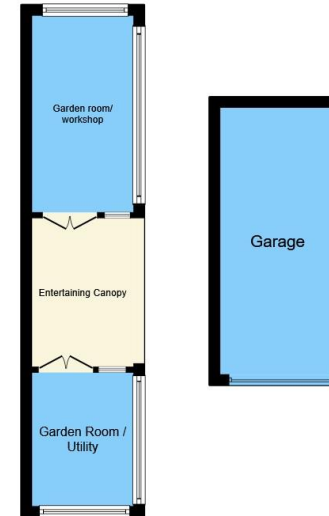




**Ground Floor**



**First Floor**



**Outbuilding**



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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: ERD206090 - 0006