



Orphanage Road, BIRMINGHAM

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Property Description

A beautiful and spacious family home in one of the most sought after locations in Erdington! This fantastic property offers so many stand out features and includes a large south facing garden, spacious front driveway, three reception rooms, four bedrooms, a garden room and so much more! This property is available with no upward chain and is sure to be very popular, so book your viewing with Burchell Edwards today to avoid missing out!

Entrance Porch

Double glazed French doors and window to front elevation and ceramic tiled flooring.

Entrance Hallway

Timber door and window to front elevation, stairs to first floor accommodation, under stairs storage and beams to ceilings.

Lounge

14' 1" into bay x 12' 10" into recess (4.29m into bay x 3.91m into recess)

Double glazed bay window to front elevation, gas fire with chimney breast with wooden fire surround, marble hearth, back plate and central heating radiator.

Dining Room

12' 11" plus bay x 12' 5" max into recess (3.94m plus bay x 3.78m max into recess)

Double glazed door to garden, double glazed bay window, central heating radiator and stone fire place, slate hearth, wooden mantle over and gas fire.

Breakfast Room

7' 10" x 9' 6" (2.39m x 2.90m)

Chimney breast with fire surround and raised marble hearth and back plate, laminate flooring, built in storage and central heating radiator.

Kitchen

.10' 7" x 6' 3" (3.23m x 1.91m)

Double glazed door and two double glazed windows, a range of wall and base units with work surface over incorporating a sink with drainer unit, fittings for gas oven and space for fridge.

Utility/ Garden Room

Irregular shaped room. Unable to measure, brick base, single glazed windows and door to rear elevation, ceramic tiled flooring and space and connections for washing machine.

Guest W.C

Low level flush W.C and wash hand basin.

Landing

All doors off to:

Bedroom One

14' 1" plus bay x 13' max into recess (4.29m plus bay x 3.96m max into recess)

Double glazed bay window to front elevation and chimney breast with fire surround and raised hearth.

Bedroom Two

13' into recess x 12' 6" max (3.96m into recess x 3.81m max)

Double glazed window to rear elevation, central heating radiator, gas fire and built in wardrobes.

Bedroom Three

7' 11" plus recess x 9' 8" max (2.41m plus recess x 2.95m max)

Double glazed window to rear elevation, central heating radiator, loft access, built in storage and wardrobes.

Bedroom Four/ Box Room

14' x 7' 7" max (4.27m x 2.31m max)

Restricted head height, Single glazed window and central heating boiler.

Bathroom

Double glazed window to front elevation, coloured suite comprising of bath with shower over, wash hand basin, W.C and tiling to walls.

Front Garden

Block paved driveway providing off road parking for multiple vehicles.

Rear Garden

South facing, patio area, laid to lawn, planting area, garden pathway, maturing trees, greenhouse, storage sheds and garden store.

Garage

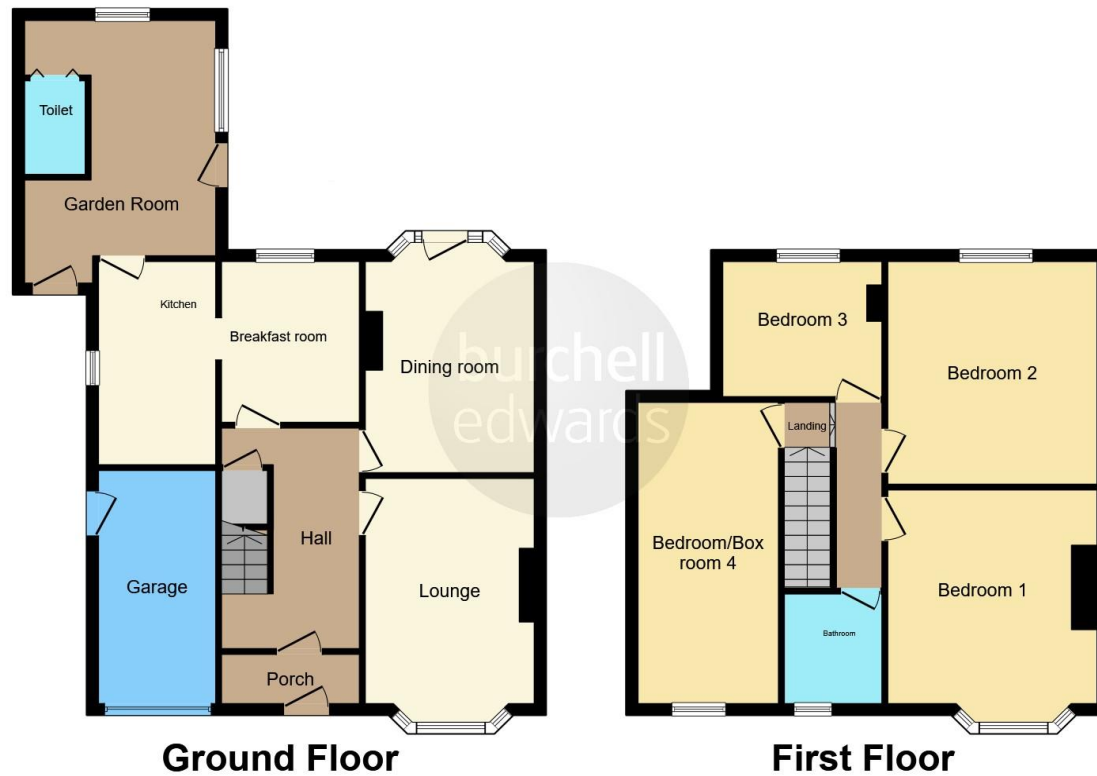
17' 10" x 17' 8" (5.44m x 5.38m)

Up and over door, power and lighting.









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

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206539



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