



Orphanage Road, Birmingham

burchell
edwards



Property Description

This impressive five-bedroom home offers modern decor, ample character, and a prime location on the borders of Wylde Green and Erdington.

The ground floor boasts two large reception rooms, a stunning open-plan kitchen with an island, integrated appliances, and bifold doors leading to the rear garden, ideal for entertaining. A utility room, ground floor W.C., and side garage access add convenience.

The first floor features three spacious double bedrooms, a single bedroom, and a modern family bathroom. The second floor hosts a luxurious double bedroom with a walk-in wardrobe and en-suite, bringing the total to three bathrooms.

Externally, enjoy a large rear garden, driveway for three cars, and a garage. Double glazing and central heating throughout.

Available now. Contact Burchell Edwards Erdington for a viewing!

Entrance Hallway

Double oak doors to front elevation.

Dining Room

16' 3" x 15' 2" (4.95m x 4.62m)

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

Lounge

15' 10" x 12' 9" (4.83m x 3.89m)

French doors to rear elevation, bespoke glass door to kitchen, central heating radiator and carpet.

Kitchen

32' 2" x 21' 1" (9.80m x 6.43m)

Bi fold doors to rear elevation, two skylights, a range of wall and base units with work surface over incorporating a sink with drainer unit, breakfast bar, integrated cooker and hob, microwave, dishwasher and tiled flooring.

Guest W.C

Double glazed window to side elevation, W.C, wash hand basin, central heating radiator, extractor, tiling to walls and tiled flooring.

Second Floor Landing

Bedroom One

16' 6" x 18' 2" (5.03m x 5.54m)

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

Bedroom Two

12' 5" x 13' 11" (3.78m x 4.24m)

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

Bedroom Three

12' 4" x 7' 10" (3.76m x 2.39m)

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

Bedroom Five

12' 6" x 10' 10" (3.81m x 3.30m)

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

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, double shower cubicle, tiling to walls and tiled flooring.

Third Floor Landing

Carpet, doors to ensuite and bedroom.

Bedroom Four

12' 5" x 11' 10" (3.78m x 3.61m)

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

Bathroom

Skylight, W.C, wash hand basin, bath, shower cubicle, tiling to walls and tiled flooring.

Garage

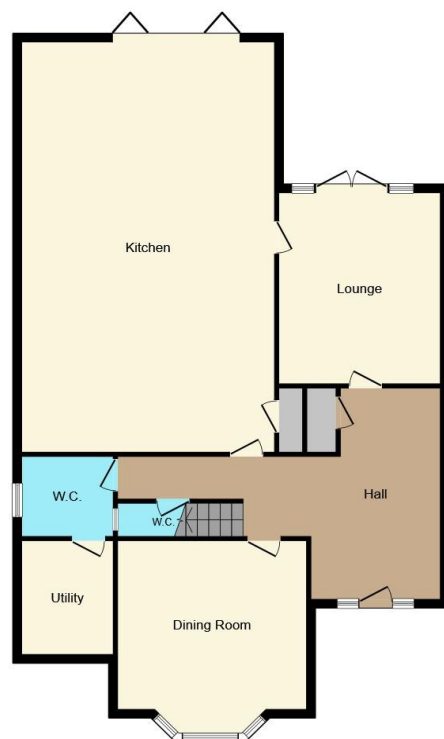
12' 8" x 8' 4" (3.86m x 2.54m)

electric door to front elevation, central heating boiler and carpet.









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

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206962



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ERD206962 - 0002