



Newman Road, BIRMINGHAM

burchell
edwards



Property Description

A substantial 5 bedroom family home that has been extended and upgraded extensively to offer fantastic living space and a level of versatility that few homes can compete with. With a large rear extension, this fantastic property offers four ground floor reception rooms that can easily be used as living or bedroom space plus a ground floor wet room, ultra modern high specification kitchen and a utility room. To the first floor are two doubler bedrooms, the family bathroom and a an office/study. Externally the property offers a large a garden and a separate garage that will easily house a modern car. Properties of this size and versatility do not come to market often, so book your viewing with Burchell Edwards today!

Entrance Porch

Double glazed door to front elevation and storage cupboard housing meters.

Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

Bathroom

Double glazed window to side elevation, full sized bath with shower over, W.C and wash hand basin.

Lounge

27' 3" into bay x 10' 5" max (8.31m into bay x 3.17m max)

Double glazed window to side elevation, double glazed bay window to front elevation, inset gas fire and two central heating radiators.

Siting Room

9' x 12' 3" (2.74m x 3.73m)

Double glazed window to side elevation and central heating radiator.

Kitchen

13' 11" x 13' 3" (4.24m x 4.04m)

Double glazed window to side elevation, a range of wall and base units with black granite work surface over incorporating a sink with drainer unit, electric double oven, gas hob, extractor, two fridge freezers and tiled flooring.

Utility Room

12' 4" x 7' 1" (3.76m x 2.16m)

Double glazed door to side elevation and a range of storage units with work surface over.

Landing

Central heating radiator and loft access.

Bedroom One

11' 2" into wardrobe x 13' 5" max (3.40m into wardrobe x 4.09m max)

Two double glazed windows to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

12' 3" x 7' 10" (3.73m x 2.39m)

Double glazed window to side elevation and central heating radiator.

Bedroom Three

8' 2" x 8' 3" (2.49m x 2.51m)

Double glazed window to side elevation,

Bedroom Four

9' 1" x 9' 11" (2.77m x 3.02m)

Double glazed window to side elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, bath, double shower cubicle, W.C, vanity storage, his and hers wash hand basins, extractor, tiled flooring and cladding to walls.

Bedroom Five

9' x 9' 1" (2.74m x 2.77m)

Double glazed window to side elevation and central heating radiator.

Front Garden

Small frontage.

Rear Garden

large laid to lawn area.

Garage

Single detached garage with fob operated electric roller doors.









Ground Floor First 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: B Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207359



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: ERD207359 - 0002