



Anderson Road, BIRMINGHAM

burchell
edwards

Anderson Road, BIRMINGHAM, B23 6NN

for sale offers in excess of
£260,000



Property Description

This deceptively spacious three-storey semi-detached home offers a versatile and well-presented layout across all levels. Featuring three bedrooms, a generous through lounge-diner, and an extended kitchen with utility space, the home is ideal for growing families or buyers seeking flexible living arrangements.

Internally, the ground floor boasts a welcoming open-plan reception space, a fitted kitchen, and access to a useful rear utility area. The first floor presents two bedrooms and a stylish family bathroom, while the second floor is dedicated to a full-width main bedroom with built-in eaves storage.

To the rear, the property enjoys a long, well-maintained garden bordered by mature hedges - ideal for outdoor entertaining or children to play. The home is located on a traditional residential street with excellent access to local schools, transport links, and shops.

Lounge/Diner

Spacious open-plan layout with bay window to the front, high ceilings, dining area to rear, and wood-style flooring. Great for entertaining or everyday family living.

Lounge Area

14' 10" x 11' (4.52m x 3.35m)

Dining Area

12' x 11' 11" (3.66m x 3.63m)

Kitchen

14' x 10' (4.27m x 3.05m)

Extended galley kitchen with ample worktop space, fitted base and wall units, tiled splashbacks, and access to the utility. Leads to the rear garden.

Utility

Practical space for laundry and additional storage, ideal for housing white goods and keeping the kitchen clutter-free.

Bedroom Two

15' 4" x 12' (4.67m x 3.66m)

Double bedroom with rear-facing window and plenty of space for wardrobes and storage.

Bedroom Three

12' x 9' 5" (3.66m x 2.87m)

Single room or home office with front-facing window and space for a single bed and wardrobe.

Bathroom

Modern fitted bathroom with bath, walk-in shower, WC, and basin. Fully tiled with neutral tones and window for ventilation.

Bedroom One

15' 4" x 11' 5" (4.67m x 3.48m)

Expansive double bedroom spanning the full width of the property with fitted wardrobes, rear-facing window, and useful eaves storage.









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

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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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