



Fallindale Road, Birmingham





Property Description

This beautiful property is located in a quiet and peaceful neighbourhood. The interior of the home is tastefully decorated with modern finishes and high-quality fixtures throughout.

The spacious kitchen is perfect for entertaining guests and comes fully equipped with all the necessary appliances. The two reception rooms provide ample space for relaxing and unwinding, while the three double bedrooms offer plenty of room for a growing family or guests.

Outside, the large lawn area is perfect for children to play or for hosting outdoor gatherings. The spacious patio is ideal for al fresco dining and enjoying the beautiful views. The summer house and home office provide additional space for work or relaxation, while the huge garage at the rear of the garden offers plenty of storage for vehicles or outdoor equipment.

Entrance Hallway

Door to front elevation, tiled flooring and central heating radiator.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin and tiled flooring.

Lounge

25' 7" x 9' 11" (7.80m x 3.02m)
Double glazed bay window to front elevation, laminate flooring, spotlights, electric fire and two central heating radiators.

Reception Room

15' 1" x 8' 4" (4.60m x 2.54m)
Double glazed window and French doors to rear elevation, log burner and parquet flooring.

Kitchen

13' 6" x 11' 9" (4.11m x 3.58m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, built in oven and microwave, tiling to splash prone areas, central heating radiator, central heating boiler and ceramic tiled flooring.

Utility Room

Space and connections for washing machine, space for fridge freezer, tiled flooring and skylight.

Landing

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

Bedroom One

7' 4" plus bay x 13' 9" max (2.24m plus bay x 4.19m max)

Double glazed bay window to front elevation, central heating radiator, laminate flooring, storage cupboard and spotlights.

Bedroom Two

7' 9" x 10' 2" (2.36m x 3.10m)

Double glazed window to rear elevation, central heating radiator and laminate flooring,

Bedroom Three

9' 9" x 11' 5" (2.97m x 3.48m)

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

Bathroom

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

Shower Room

Double glazed window to side elevation, electric shower, W.C, wash hand basin, full height tiling and spotlights.

Rear Garden

Summer house, office, patio area and laid to lawn.

Outbuilding

11' 4" x 9' 4" (3.45m x 2.84m)

Door to front elevation, windows to front and side elevations, electric radiator and walk in wardrobe.









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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 Band: C

Tenure: Freehold

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