



Berryfield Road
Birmingham





Property Description

A beautifully presented and much improved semi detached house in a popular and convenient location in Sheldon. This lovely property is ready to move into with no works required and would make the perfect first time purchase. Comprising entrance hall, lounge breakfast kitchen and large conservatory to the ground floor. Upstairs there are two double bedrooms and bathroom. Further benefiting from central heating, double glazing, front and rear garden.

Entrance Hallway

Window to side elevation, door to front elevation, carpet and storage.

Lounge

10' 5" plus bay x 12' 5" into recess (3.17m plus bay x 3.78m into recess)

Bay window to front elevation, central heating radiator, carpet and electric fire.

Kitchen

10' x 8' 4" (3.05m x 2.54m)

Window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, freestanding oven and vinyl flooring.

Conservatory

14' 2" x 14' 7" (4.32m x 4.45m)

French doors and windows to rear elevation, tiled flooring, storage and two central heating radiators.

Landing

Carpet and storage cupboard.

Bedroom One

.10' 2" x 9' 6" (3.10m x 2.90m)

Window to rear elevation, central heating radiator and carpet.

Bedroom Two

9' 5" x 11' 1" into recess (2.87m x 3.38m into recess)

Window to front elevation, central heating radiator and carpet.

Bathroom

Window to side elevation, W.C, wash hand basin, shower over bath, central heating radiator and full height tiling.

Rear Garden

Well Maintained garden comprising off mainly laid to lawn with bushes and trees to borders and fencing to all boundaries.









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EPC Rating: D

Tenure: Freehold

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