



Rangoon Road, SOLIHULL

burchell
edwards



Property Description

Nestled behind a block paved driveway, the property is set back from the road and features an enclosed porch. The ground floor boasts a delightful through lounge with double glazed French doors that open to a well-maintained rear garden. The spacious kitchen has been extended and equipped with a comprehensive range of wall, drawer, and base units with a sleek work surface. Finished to a high standard, the kitchen showcases modern wall and floor tiles and includes an integral oven, hob, and extractor unit. A UPVC double glazed door provides access to the secure rear garden, complete with a block paved patio, a lawned area, and a shed at the rear.

Upstairs, the three bedrooms and family bathroom are situated. The main bedroom offers fitted wardrobes, while the family bathroom boasts underfloor heating for added comfort.

Guest W.C

W.C and wash hand basin.

Lounge

25' 7" x 7' 10" (7.80m x 2.39m)
Bay window to front elevation, door to rear elevation, laminate flooring and central heating radiator.

Dining Room

5' 10" x 8' 8" (1.78m x 2.64m)

Kitchen

7' 8" x 17' 10" (2.34m x 5.44m)
Two windows to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, extractor, space and plumbing for washing machine and tiled flooring.

Utility Room

5' 7" x 9' 9" (1.70m x 2.97m)
Washing machine, tumble dryer, central heating boiler and laminate flooring.

Bedroom One

9' 11" x 12' 5" plus bay (3.02m x 3.78m plus bay)

Bedroom Two

12' 8" x 9' 10" (3.86m x 3.00m)

Bay window to rear elevation, central heating radiator and carpet.

Bedroom Three

6' 5" x 6' (1.96m x 1.83m)

Window to front elevation, central heating radiator and carpet.

Bathroom

W.C, wash hand basin, rainfall shower, under floor heating, heated towel rail and full height tiling.

Loft Space

Fully boarded with drop down ladders.

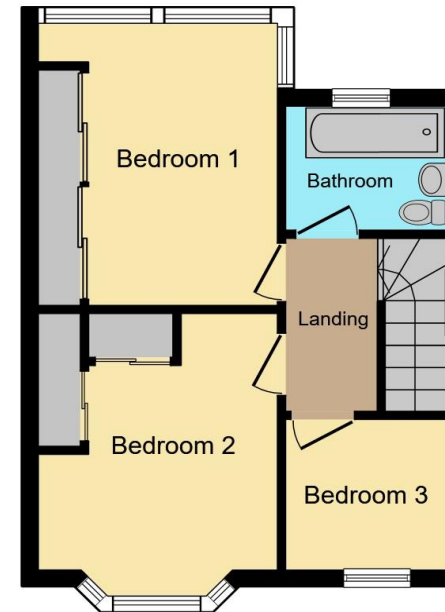








Ground Floor



First Floor

Total floor area 97.2 m² (1,046 sq.ft.) approx

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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T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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