



Heather Road, Small Heath Birmingham

**burchell**  
edwards



# Heather Road, Small Heath Birmingham B10 9BB

for sale offers over  
**£300,000**



## Property Description

STUNNING! This is hands down the BEST property i have had in a LONG LONG time! THREE BEDROOMS master with en-suite! HUGE EXTENSION all done to a VERY HIGH STANDARD! Separate Studio building with BI FOLD doors and its own bathroom. Once viewed you will FALL IN LOVE with this BEAUTIFULLY MODERN house!

## Approach

Dropped kerb leading to a Cotswold stone driveway providing off road parking, shared access to the rear and pathway to:

## Entrance Hallway

Staircase rising to the first floor landing, central heating radiator and door to:

## Lounge

15' 9" into bay x 11' 9" into recess ( 4.80m into bay x 3.58m into recess )

Double glazed bay window to front elevation, central heating radiator, wood effect laminate flooring, built-i under stairs storage and door to:

## Kitchen

14' 10" max including dining room x 29' 7" max including dining room ( 4.52m max including dining room x 9.02m max including dining room )

A range of Wren Milano wall and base units with Walnut work surface over and soft close doors, incorporating a Belfast sink with mixer tap, built-in oven, gas hob with extractor, glass cooker splashback, tiling, microwave oven, space for fridge/freezer, integrated washing machine, feature vertical radiator and door to:

## Dining Area

Lantern style ceiling with aluminum framed UV reflective blue glass windows, double glazed window to side elevation, full width toughened glass Bi-fold doors to rear elevation, tiled flooring, feature central heating radiators, smart meters and Hive heating system.

## Bathroom

4' 9" x 9' 2" ( 1.45m x 2.79m )

White suite to comprise of wash hand basin with vanity storage, feature wall and floor tiling, low flush W.C, feature central heating radiator, obscure double glazed window to rear elevation and walk-in shower cubicle with hand held attachment and overhead rain plate.



## Landing

Having doors to:

## Master Bedroom

10' 8" max x 13' 10" max into recess ( 3.25m max x 4.22m max into recess )

Double glazed window to front elevation, central heating radiator and door to:

## En-Suite

Floor to ceiling tiles, double glazed window to front elevation, shower cubicle, W.C, wash hand basin, central heating radiator and loft access.

## Bedroom Two

12' 5" x 9' 2" ( 3.78m x 2.79m )

(Irregular shaped room)

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

7' 6" x 9' 3" ( 2.29m x 2.82m )

Double glazed window to rear elevation and central heating radiator.

## Rear Garden

Paved patio area, raised plant beds, artificial lawn, rear decked area patio area, studio access and fencing to boundaries.

## Studio

14' 11" x 12' 10" ( 4.55m x 3.91m )

Lantern style ceiling with aluminium framed UV reflective blue glass windows, tiled flooring, door to bathroom with floor to ceiling tiles, corner bath with shower over, low flush W.C, wash hand basin with vanity storage, double glazed window, underground Internet cabling and storage cupboard accessed via toughened glass Bi-fold doors.

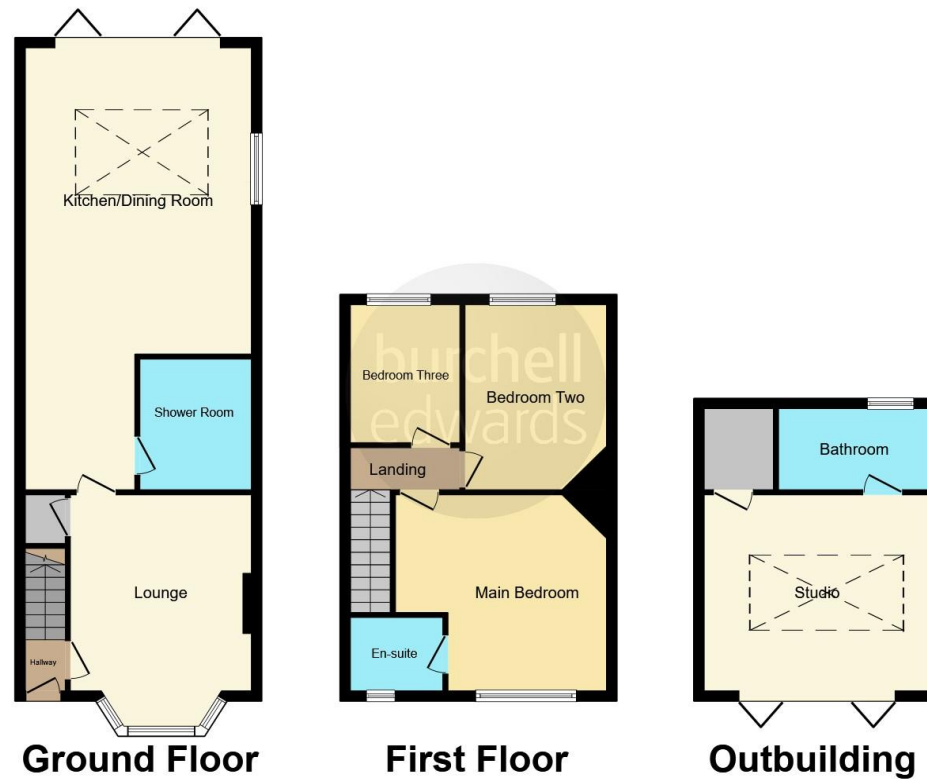












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**EPC Rating: C**

**Tenure: Freehold**

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