



Clements Road, Birmingham

**burchell
edwards**

Clements Road, Birmingham B25 8TY

for sale offers in excess of
£375,000



Property Description

STUNNING & HUGE! This is one of the BEST FOUR bedroom (plus a loft room/ office) properties we have had to offer in a long time! Having TWO RECEPTION ROOMS as well as a LARGE OPEN PLAN KITCHEN/SITTING ROOM ground floor shower room as well as large family bathroom on the first floor! CALL NOW!

Approach

Block paved driveway providing off road parking, gate giving access to rear garden and double glazed anthracite double doors giving access into:

Entrance Porch

Tiled flooring and obscure double glazed door into:

Entrance Hallway

Stairs to first floor with inset lights, tiled floor with underfloor heating, under stairs storage areas and door off to:

Reception Room Two

16' 2" x 8' 10" (4.93m x 2.69m)
Double glazed bay window to front elevation.

Lounge

28' 10" INTO BAY x 10' 8" (8.79m INTO BAY x 3.25m)
Double glazed bay window to front elevation, feature inset electric fire with tile surround, wood effect laminate flooring and two central heating radiators.

Kitchen

16' 1" x 8' 6" (4.90m x 2.59m)
Double glazed window to rear elevation, double glazed French doors out to the rear garden, two skylights, a range of wall and base units with granite work surface over incorporating an island with pop up electric points, sunken stainless steel sink, drainer carved into the work surface, integrated oven, gas hob, extractor over, dishwasher, feature anthracite radiator and tiled floor with underfloor heating.

Utility Room

Obscure double glazed door giving access out to the rear garden, a range of units with work surface over, space and plumbing for a washing machine, gas central heating boiler and tiled floor.

Guest W.C

Obscure double glazed window to side elevation, wash hand basin, low level flush WC and tiling to walls and floor.

Landing

Obscure double glazed window to side elevation, loft hatch with drop down ladder, split level landing and doors off to:

Bedroom One

10' 11" x 13' plus wardrobe (3.33m x 3.96m plus wardrobe)

Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Two

12' 3" x 9' 4" (3.73m x 2.84m)

Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Three

11' 2" x 8' 11" (3.40m x 2.72m)

Double glazed window to front elevation, built in fitted wardrobes and central heating radiator.

Bedroom Four

8' 7" x 7' 4" (2.62m x 2.24m)

Double glazed window to front elevation, fitted wardrobes and central heating radiator.

Bathroom

8' 9" x 9' 3" (2.67m x 2.82m)

Obscure double glazed window to rear elevation, sunken jacuzzi bath with inset LED lights tiled walls, wash hand basin in vanity unit and glass top, WC and feature radiator.

Loft Room

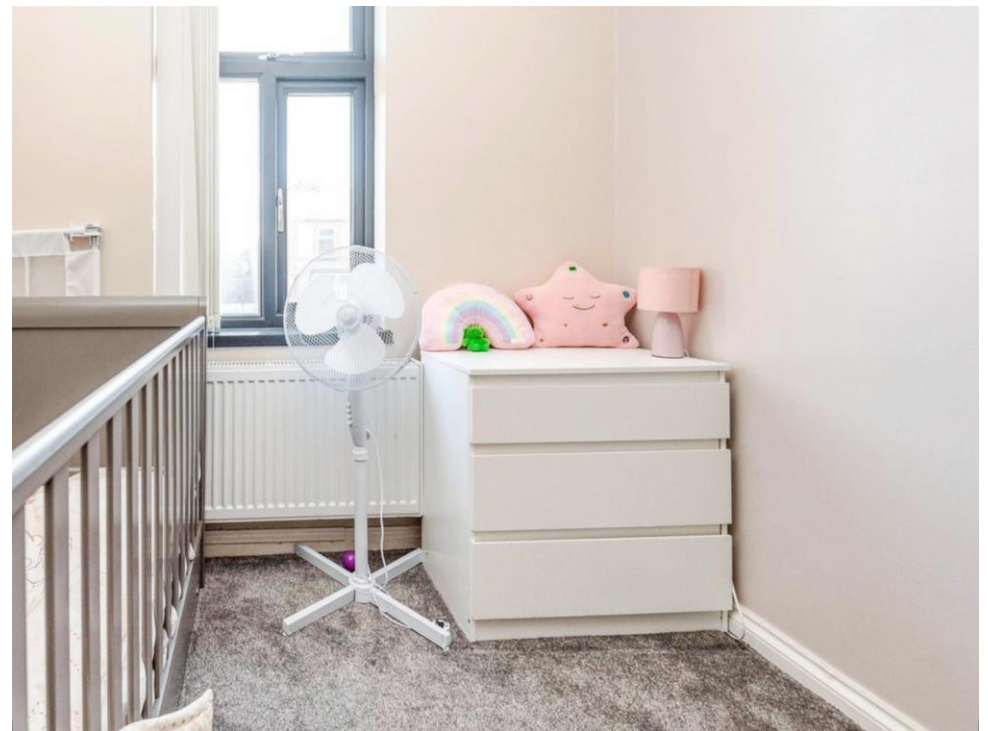
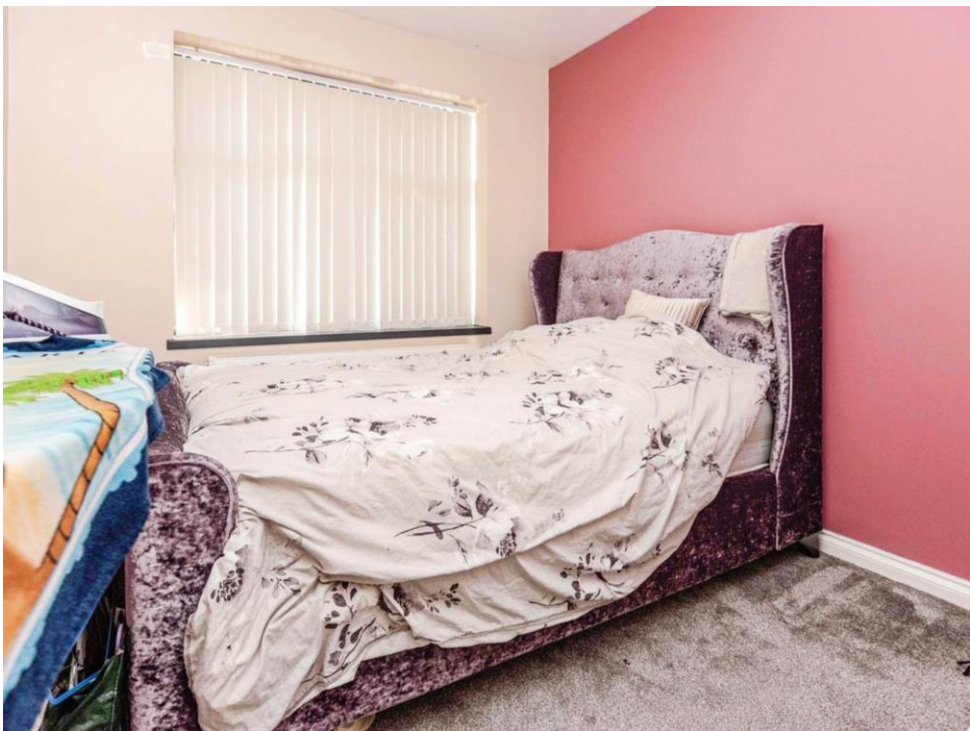
12' 9" x 10' 6" (3.89m x 3.20m)

Double glazed Velux window to rear elevation, fully boarded with carpet and power and light point.

Garden

Decked patio area, paved pathway, lawn, gated side access to the front of the property and fence to boundaries.









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210791



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Property Ref: SHL210791 - 0003