



New Coventry Road, Birmingham

**burchell
edwards**

New Coventry Road, Birmingham, B26 3BA

for sale
£425,000



Property Description

This beautifully renovated four-bedroom property has recently been tastefully decorated with a modern, high-quality finish. It is situated in a quiet and highly sought after neighbourhood, short distance from the Olton train station and the new bus service links connecting to the wider Birmingham and Solihull areas.

The ground floor consist of a spacious kitchen, comes fully equipped with all the necessary appliances, along with two large reception room which provides ample space for entertaining guests and unwinding, there is also a utility room and a walk-in shower.

On the second floor there are two large double bedrooms, a good-sized single bedroom, which offers plenty of room for a growing family and a big family bathroom.

The top floor is a beautifully converted master bedroom, featuring high ceilings and two Juliet windows that provide lovely views. This room also includes an ensuite bathroom, newly installed built in wardrobes, and a separate office space.

Outside, the large lawn area is perfect for children to play or for hosting outdoor gatherings. The big outdoor summer house adds value as it is additional space, which could be used as an office space, for relaxation or even storage for outdoor equipment.

Entrance Hallway

Stairs to first floor and central heating radiator.

Lounge

14' 1" x 10' 6" (4.29m x 3.20m)
Double glazed window to front elevation, central heating radiator and bi-fold door into:

Dining Room

14' 4" x 10' 6" (4.37m x 3.20m)
Double glazed window to rear elevation and central heating radiator.

Kitchen

16' 7" x 16' 6" (5.05m x 5.03m)
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven, hob, extractor hood, tiled to splash prone areas and central heating radiator.

Shower Room

Skylight, shower cubicle, wash hand basin, WC, extractor fan, fully tiled and central heating radiator.



Bedroom three

13' 6" x 10' 6" (4.11m x 3.20m)

Double glazed window to front elevation and central heating radiator.

Bedroom two

14' 5" x 10' 6" (4.39m x 3.20m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

9' 9" x 6' 4" (2.97m x 1.93m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, WC, fully tiled, shower, extractor fan and central heating radiator.

Loft/Study Area

7' 7" x 6' 8" (2.31m x 2.03m)

Skylight.

Main Bedroom

13' 9" x 11' 9" (4.19m x 3.58m)

Two double glazed doors to rear elevation, two central heating radiators and fitted wardrobes.

En-Suite

Skylight, W.C, wash hand basin, shower, storage and tiling to walls.

Garden Room

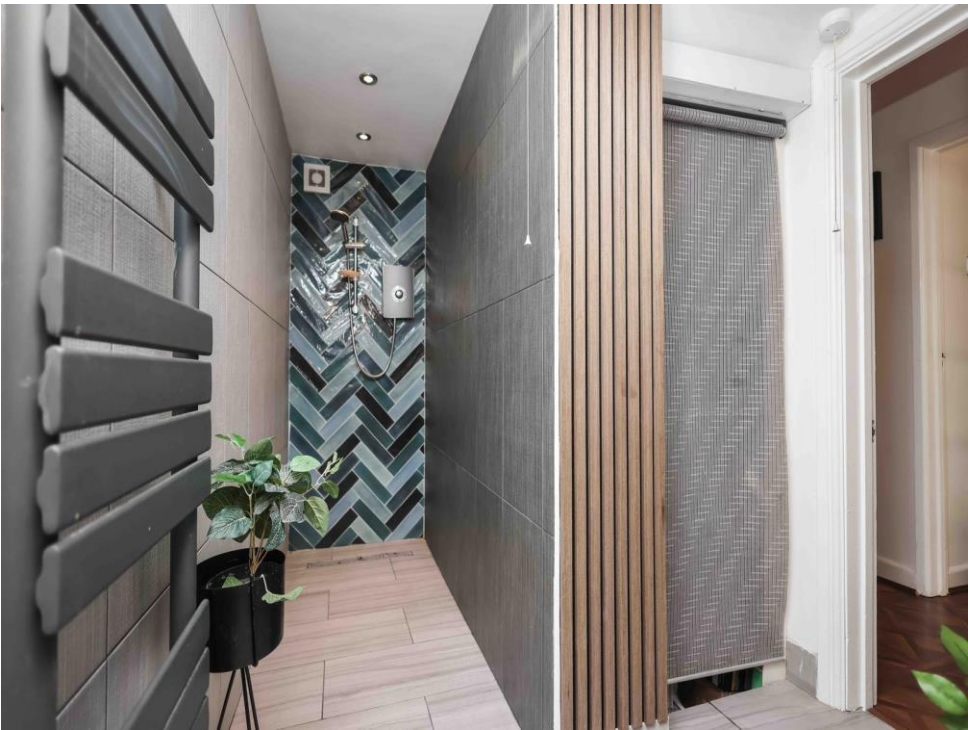
14' 9" x 8' 1" (4.50m x 2.46m)

Double glazed window and door.

Garden

Patio area, garden room, annexe and rear gated access.









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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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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