



Berryfield Road, Birmingham

burchell
edwards

Berryfield Road, Birmingham, B26 3UL

for sale offers over
£270,000



Property Description

Boasting driveway with space for two cars, this charming home welcomes you through a UPVC double glazed porch. Step inside to find an open lounge diner that seamlessly flows into the kitchen with a cozy conservatory.

Upstairs, you'll discover two spacious double bedrooms, with the master featuring a bay window, while the third bedroom offers ample space. The bathroom is a standout feature, having undergone a full renovation with high-end finishes throughout.

Outside, the rear of the property showcases a lovely garden with rear access.

Lounge

19' 4" x 15' 8" (5.89m x 4.78m)

Double glazed bay window to front elevation, double glazed window to side elevation, storage cupboard, gas fire and electric heater.

Kitchen

12' 4" x 7' 7" (3.76m x 2.31m)

Double glazed window to rear elevation, skylight, a range of wall and base units with work surface over incorporating a sink with drainer, oven, gas hob, tiling to walls and floor and spotlights.

Conservatory

9' 7" x 6' 5" (2.92m x 1.96m)

Of UPVC double glazed construction incorporating a door out to the rear garden.



Landing

Storage cupboard and doors off to:

Bedroom One

9' 5" x 9' 1" (2.87m x 2.77m)

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

Bedroom Two

9' 6" x 8' 2" to wardrobe (2.90m x 2.49m to wardrobe)

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

Bedroom Three

7' 9" x 6' 7" (2.36m x 2.01m)

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

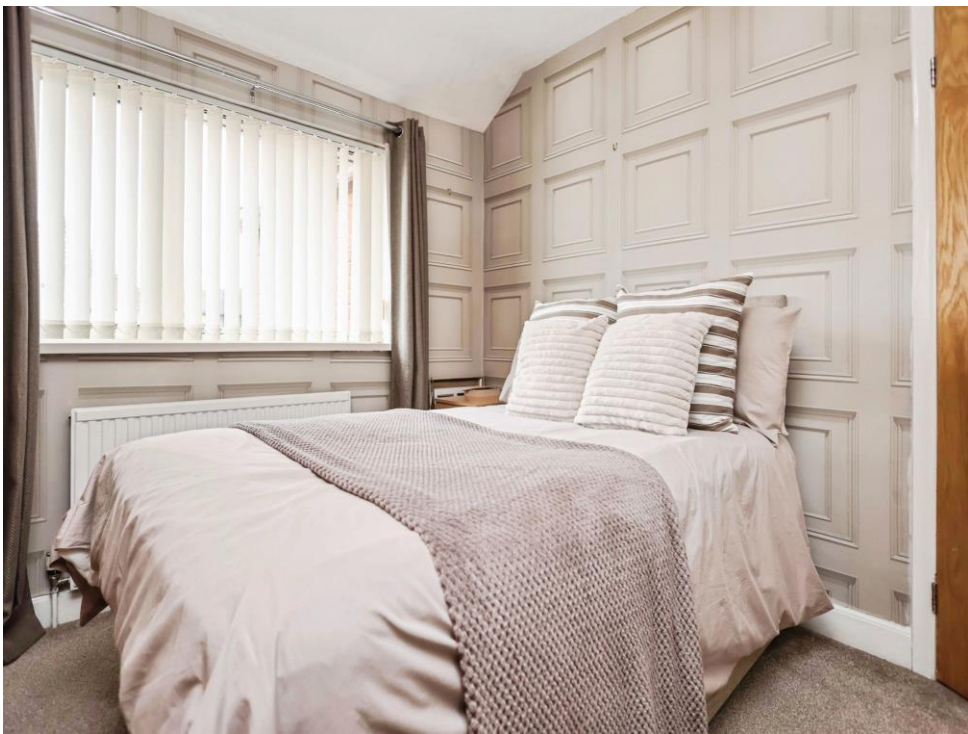
Bathroom

Double glazed window to rear and side elevations, bath, WC, wash hand basin and central heating radiator.

Garden

Patio area, storage shed and gated side 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: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: SHL211062 - 0003