



Newbridge Road, BIRMINGHAM





Property Description

An immaculately presented, extended and much improved traditional style 5 / 6 bedroom semi detached property. Accommodation comprises, entrance hallway, lounge, open plan into extended fitted kitchen diner, study, ground floor bedroom / 3rd reception room, and bathroom. First floor has, master bedroom with en-suite, plus three further bedrooms. Loft conversion / 2nd floor has 5th bedroom plus en-suite. Property further benefits with a separate annex to rear. This is an amazing property, and viewing is a must to fully appreciate the accommodation on offer,

Entrance Hallway

Double glazed window, central heating radiator and storage.

Lounge

16' x 12' 9" (4.88m x 3.89m)

Double glazed bay window to front elevation, central heating radiator and spotlights.

Kitchen/ Diner

36' 5" max x 25' 3" max (11.10m max x 7.70m max)

Double glazed bay window to front elevation, double glazed door and window to rear elevation, two skylights, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted hob and oven, storage island, four central heating radiators, spotlights and space for appliances.



Landing

Double glazed window to front elevation and central heating radiator.

Bedroom One

17' 3" x 8' 7" (5.26m x 2.62m)

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

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, shower, central heating radiator and tiling to walls.

Bedroom Two

11' 8" x 11' 2" (3.56m x 3.40m)

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

Bedroom Three

11' 2" x 11' 8" (3.40m x 3.56m)

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

Bedroom Four

17' 10" x 16' 4" (5.44m x 4.98m)

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

En-Suite

W.C, wash hand basin, shower, central heating radiator and tiling to walls.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, central heating radiator, tiling to walls.

Ground Floor Shower Room

Double glazed window to side elevation, skylights, W.C, wash hand basin, shower and tiling to walls.

Rear Garden

Block paved patio, storage shed, outhouse and side access to frontage.

Outbuilding

30' 4" x 12' 9" (9.25m x 3.89m)

Two double glazed windows to front elevation, lighting, fitted kitchen area with hob and oven, two central heating radiators and access to bathroom.

Outbuilding Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, central heating radiator, tiling to walls.









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

To view this property please contact Burchell Edwards on

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

view this property online burchelledwards.co.uk/Property/SHL211128



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL211128 - 0006