



Melfort Grove, Birmingham







### Property Description

Burchell Edwards Shirley are delighted to present this four bedroomed semi-detached property situated in the Worstock area of Birmingham (B14). This extended property offers plenty of space throughout and is located near the Kings Heath boarders that fall within good school catchments.

You will also discover off-road parking by way of a private driveway and find that the house is sat in a lovely quiet cul-de-sac near to local amenities and public transport links within a very short walking distance.

This property has all of the attributes to make the perfect family home, consisting of a lounge, dining room, kitchen, conservatory, low maintenance rear garden, a family bathroom, three bedrooms and the fourth found on the second floor (loft conversion).

Not only is there a lot of potential for any future renovation if you wish, but it also aids double glazing and gas central heating all through.

Viewings are definitely recommended to appreciate the space and accommodation available. Please call 0121 433 3553 to book.

### Approach

Block paved driveway providing off road parking leading to the front door.

### Entrance Hallway

Double glazed window and door to front elevation, wall light point and laminate flooring.

### Lounge

15' 9" x 13' 1" (4.80m x 3.99m)

Double glazed window to front elevation, laminate flooring, gas fire, ceiling light point and central heating radiator.

### Kitchen

16' 1" x 6' 5" (4.90m x 1.96m)

Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven, hob, extractor hood over, tiled to splash prone areas and floor, spotlights to ceiling and central heating radiator.

### Dining Room

16' 6" x 9' 1" (5.03m x 2.77m)

Ceiling light point, laminate flooring and central heating radiator and double door through into:

### Conservatory

22' 9" x 6' 8" (6.93m x 2.03m)

Of UPVC double glazed construction incorporating patio doors out to the rear garden, wall lights and laminate flooring.

## Landing

Ceiling light point and doors off to:

## Bedroom One

15' 8" x 9' 2" (4.78m x 2.79m)

Double glazed window to front and rear elevations, ceiling light point, laminate flooring and central heating radiator.

## Bedroom Two

13' 3" x 9' 7" (4.04m x 2.92m)

Two double glazed windows to front elevation, ceiling light point, laminate flooring and central heating radiator.

## Bathroom

Obscure double glazed window to rear elevation, wash hand basin, WC, Jacuzzi bath with shower over, tiled floor, PVC cladding to walls and heated towel warmer.

## Bedroom Three

11' 3" x 9' 2" (3.43m x 2.79m)

Skylight, laminate flooring, ceiling light point and central heating radiator.

## Bedroom Four

9' 1" x 6' 3" (2.77m x 1.91m)

Double glazed window to rear elevation, fitted wardrobes, laminate flooring, ceiling light point and central heating radiator.

## Garden

Low maintenance rear garden with decked patio area, outside tap, gated side access and fence to boundaries.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E shirley@burchelledwards.co.uk**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating: E

Tenure: Freehold

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