



Swanshurst Lane, Birmingham

burcell
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Property Description

This stunning semi-detached property boasts seven spacious bedrooms, two receptions, and meticulous attention to detail throughout. Featuring two family bathrooms and one en suite, the house offers ample space for comfortable living. The property includes a front and rear garden, front parking via a driveway, and an entrance porch with double doors. The interior showcases modern finishes such as UPVC tiling, laminate flooring, and double-glazed windows. The kitchen is equipped with high-end appliances, including an integrated hob, washing machine, and American fridge freezer. The downstairs reception rooms are filled with natural light and open to the garden, creating a seamless indoor-outdoor flow. The luxurious bathrooms include contemporary fixtures and a wet room with a walk-in shower. The upper floors house spacious bedrooms, including a master suite with an en suite bathroom. The expansive garden is beautifully landscaped and divided into three sections, each featuring lush lawns. This property is a true gem for those seeking a stylish and comfortable living space with ample room for a large family or hosting guests.

Entrance Hallway

Double doors to front elevation, laminate flooring, central heating radiator, stairs to first floor accommodation and alarm system.

Lounge

15' 2" x 15' 2" into bay (4.62m x 4.62m into bay)
Double glazed bay window to front elevation, central heating radiator and carpet.

Reception Room Two

15' 8" x 19' 2" into bay (4.78m x 5.84m into bay)
Double glazed French doors to rear elevation and central heating radiator.

Kitchen

23' 10" x 12' 7" (7.26m x 3.84m)
A range of wall and base units with work surface over incorporating a sink with drainer unit, breakfast bar, built in media wall, built in appliances, grill, microwave and American fridge freezer.

Utility Room

40' 4" x 3' 10" (12.29m x 1.17m)
L shaped room. Double glazed door and window to front elevation and door to garden.

Downstairs Bathroom

Bath, shower, vanity wash hand basin with mirror, W.C and heated towel rail.

Landing

Double glazed window to front elevation and wrap around stairs to upper floor.

Bedroom One

16' 10" x 12' 8" (5.13m x 3.86m)

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

En-Suite

Double shower cubicle, W.C and vanity wash hand basin.

Bedroom Two

10' 9" x 8' 9" (3.28m x 2.67m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

15' 8" x 9' 6" (4.78m x 2.90m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

12' 2" x 8' 7" (3.71m x 2.62m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Wet room. Walk in shower, W.C, vanity unit, mirror, wash hand basin, heated towel rail and storage.

Bedroom Five

16' into bay x 9' 9" (4.88m into bay x 2.97m)

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

Bedroom Six

11' 6" x 12' 8" (3.51m x 3.86m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Seven

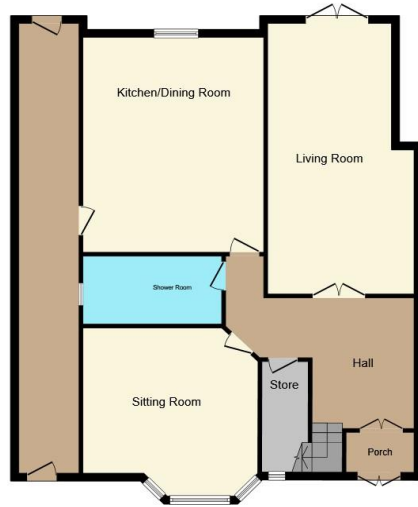
10' 2" x 13' 8" (3.10m x 4.17m)

Double glazed window to rear elevation, central heating radiator, skylight and eaves storage.





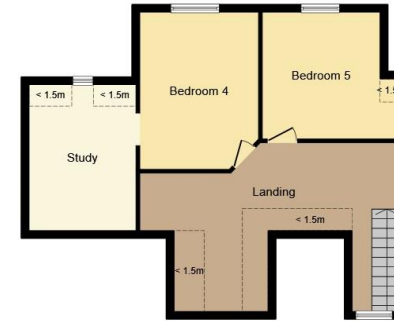




Ground Floor



First Floor



Second Floor

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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Tenure: Freehold

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