



Circular Road, BIRMINGHAM



Circular Road, BIRMINGHAM, B27 7DB

for sale offers in the region of
£270,000



Property Description

This impressive three-bedroom property boasts exceptional curb appeal and ample off-road parking to the front, comfortably accommodating multiple vehicles. To the rear, a generously sized and beautifully maintained garden provides an ideal setting for outdoor entertaining or peaceful relaxation.

The property comprises of new porch with composite door and composite front door leading to a private hallway that flows to the upstairs of the property and also all rooms downstairs. The living room is afforded a bay window that allows natural light to enter the room and also provides plenty of storage space and utilises the under stair space with a touch of genius. The stunning refitted kitchen is a delight for the eyes and also for culinary enthusiast providing a great place to cook and entertain friends and family thanks to the large conservatory that leads off here and flows elegantly in to the garden. Downstairs also benefits from having a separate bathroom and WC which have both been refitted and provide a contemporary setting in theme with the property. Upstairs in this beautiful home you will find three generously sized double bedrooms and a loft space accessible via the landing that has been part boarded and insulated to ensure the property maintains its efficiency and warmth.

Entrance Porch

Composite door and triple glazed window to front elevation.

Entrance Hallway

Composite door to front elevation and double glazed window to side elevation.

Under Stairs Storage

4' 8" max x 7' 4" max (1.42m max x 2.24m max)
Double glazed window to side elevation and central heating radiator.

Lounge

17' 5" into bay x 14' 11" into recess (5.31m into bay x 4.55m into recess)
Triple glazed bay window to front elevation, central heating radiator, laminate flooring and gas fire.

Kitchen

9' 4" max x 7' 4" max (2.84m max x 2.24m max)
Double glazed window and composite door to conservatory, a range of dark grey gloss wall and base units with work surface over incorporating a sink with drainer unit, integrated extractor hood, space for cooker, central heating radiator.

Pantry

6' 8" max x 3' 2" max (2.03m max x 0.97m max)
Fridge freezer, storage space.

Landing

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

Ground Floor Bathroom

Obscure double glazed window to conservatory, wash hand basin, bath with shower over, tiling to walls and heated towel rail.

Guest W.C

Double glazed obscure window to rear elevation, W.C, and central heating radiator.

Conservatory

10' 5" max x 15' 8" max (3.17m max x 4.78m max)
Double glazed French doors to rear elevation, double glazed window to side elevation, fitted blinds, space for tumble dryer and plumbing for dishwasher and washing machine.

Landing

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

Bedroom One

10' 8" max x 16' 3" into recess (3.25m max x 4.95m into recess)
Triple glazed window to front elevation, central heating radiator and fitted storage.

Bedroom Two

12' 9" max x 9' 5" max (3.89m max x 2.87m max)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

9' 7" max x 7' 6" max (2.92m max x 2.29m max)
Double glazed window to rear elevation and central heating radiator.

Second Utility Area

4' 10" max x 30' 2" max (1.47m max x 9.19m max)
Double glazed obscure window to side elevation, central heating boiler and storage.

Front Garden

Driveway providing off road parking for multiple vehicles.

Rear Garden

Decked area, laid to lawn, three storage sheds and gated access to frontage.

Garage

Garage door with access to frontage, single door to rear garden.









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: A

Tenure: Freehold

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