



## 118 Osmaston Road, Birmingham

£450,000 Freehold

Offered to the market with no onward chain, this impressive four-bedroom semi-detached home is situated on the highly sought-after Osmaston Road, close to local amenities, schools and transport links. The property offers spacious and versatile accommodation, comprising a generous living room, conservatory, fitted kitchen, and a ground floor fourth bedroom with en-suite. Upstairs are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from driveway parking, a south-facing rear garden, and a versatile garden room ideal as a home office, studio or gym. An excellent family home in a desirable location.





### **Entrance Hall**

Herringbone wood flooring, ceiling light pendant, ceiling spotlight points and radiator.

### **Living Room**

Carpeted flooring, ceiling spotlight points, two radiators, double glazed bay window to front elevation, electric fire and double glazed French doors leading to conservatory.

### **Conservatory**

Tiled flooring, double glazed French doors to rear elevation, ceiling light pendant / fan, two radiators and double glazed French Doors leading to living room.





### **Kitchen**

Tiled flooring, ceiling spotlight points, skylight, double glazed window to rear elevation, integrated appliances, gas cooker and radiator.

### **Utility Room**

Tiled flooring, ceiling spotlight points and ample storage.

### **Garden Room**

Carpeted flooring, ceiling spotlight points, three skylights, two double glazed windows and double glazed French doors.





#### **W.C**

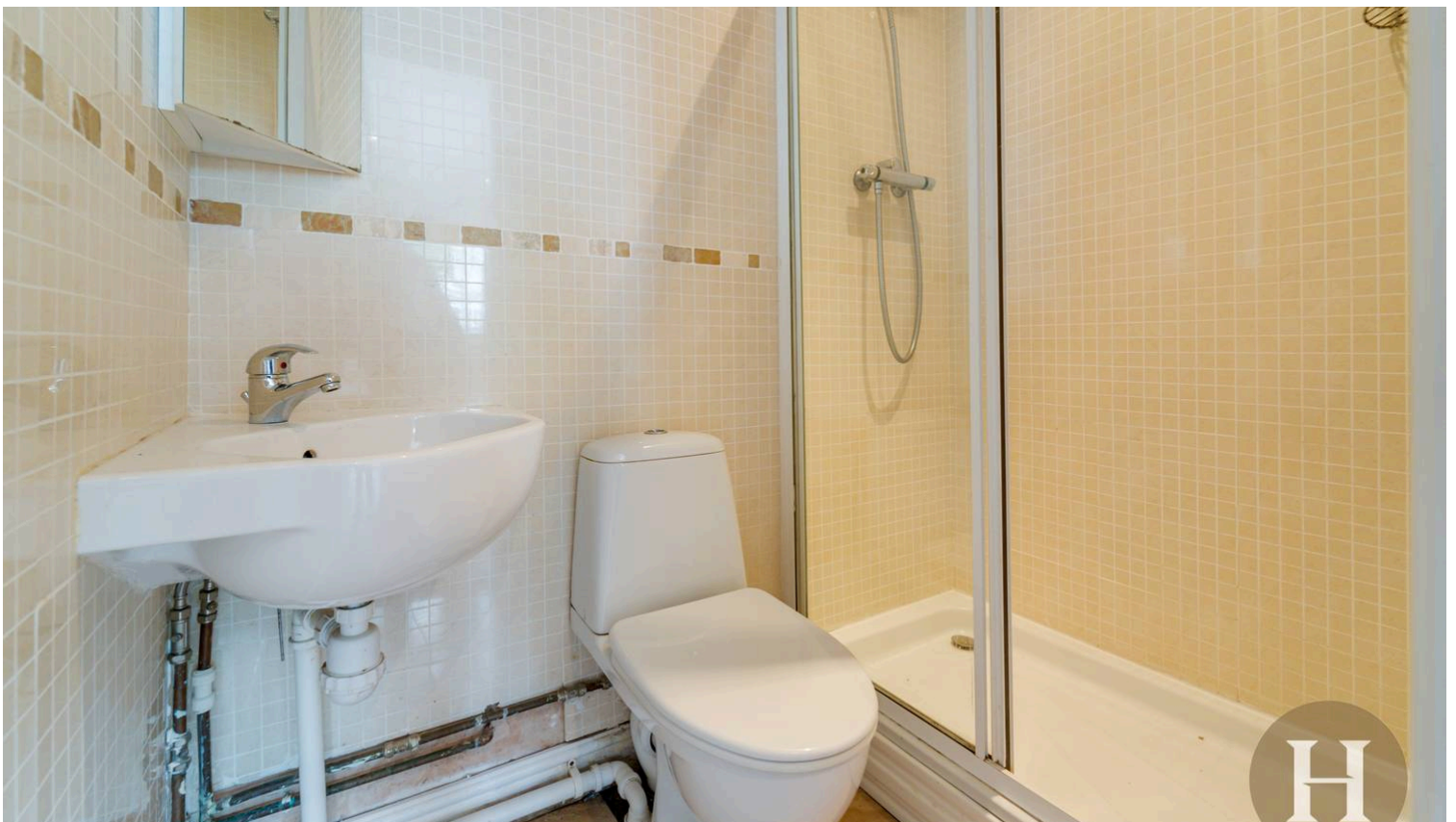
Tiled flooring, ceiling light pendant, extractor, hand wash basin and low flush W.C.

#### **Bedroom Four**

Carpeted flooring, double glazed window to front elevation, ceiling spotlight points, radiator and fitted storage.

#### **EN-Suite**

Tiled flooring, tiled walls, ceiling spotlight points, low flush W.C, hand wash basin and shower cubicle.





### **Bathroom**

Tiled flooring, tiled walls, ceiling spotlight points, radiator, fitted storage, double glazed obscure window to rear elevation, hand wash basin with storage, low flush W.C and walk in shower.

### **Bedroom Two**

Carpeted flooring, double glazed window to rear elevation, radiator, fitted storage points and ceiling light pendant.



### **Bedroom One**

Carpeted flooring, double glazed bay window to front elevation, radiator, ceiling light pendant and fitted storage points.





### Bedroom Three

Carpeted flooring, double glazed window to front elevation, ceiling light pendant and radiator.

### Garden

South facing, maintained lawn, patio and fences leading to boundaries.



Council Tax band: D

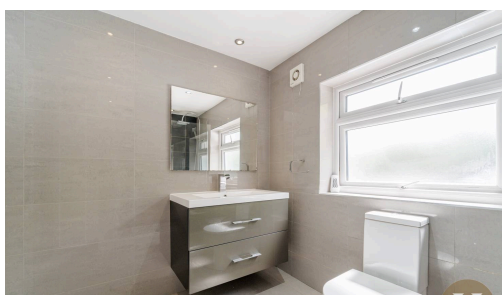
Tenure: Freehold

EPC Energy Efficiency Rating: D

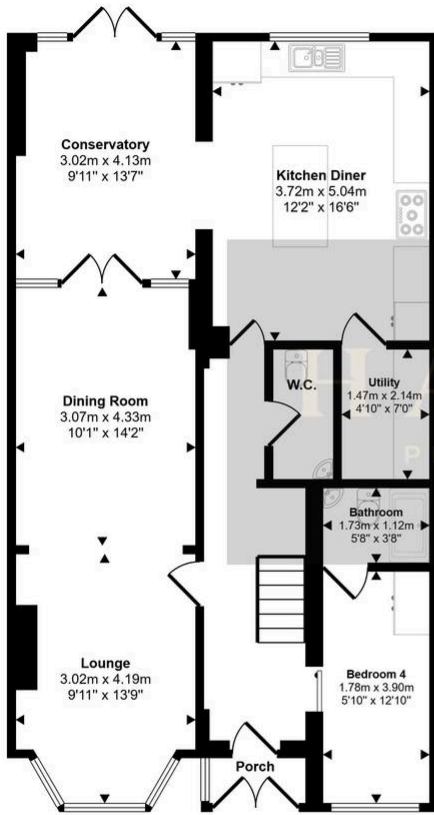
EPC Environmental Impact Rating: D



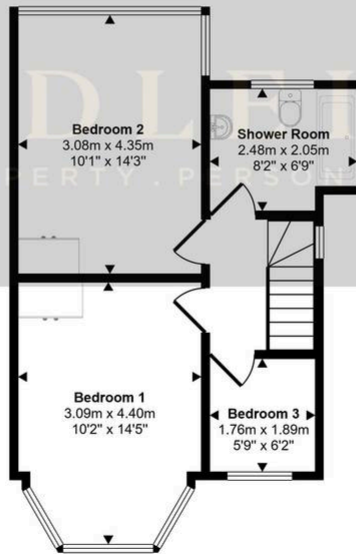
- Four bedroom semi-detached home
- South-facing rear garden
- No upward chain
- Driveway parking
- Garden room
- Ground floor bedroom with ensuite



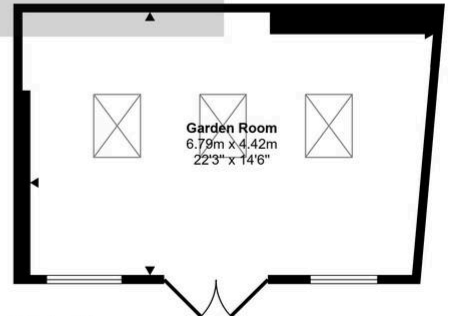
Approx Gross Internal Area  
158 sq m / 1700 sq ft



Ground Floor  
Approx 88 sq m / 950 sq ft



First Floor  
Approx 40 sq m / 429 sq ft



Garden Room  
Approx 30 sq m / 321 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.