

Sherwood Road, B28



PROPERTY ADDRESS
40 Sherwood Road
Birmingham
B28 OHB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- Spacious Three-Bedroom Semi-Detached Home
- Two Generous Bay-Fronted Reception Rooms
- c1300 sqft of accommodation
- Large Mature Rear Garden
- Garage & Off-Road Parking

The ground floor offers two spacious and light-filled reception rooms, both enhanced by attractive bay windows. To the front is a generous reception room, while the separate dining room to the rear provides an excellent space for family dining and entertaining, with direct access out to the rear garden. The kitchen sits alongside the dining room and leads through to a particularly useful separate utility room. The ground floor is completed by a WC and an integral garage, providing valuable additional storage and practicality.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double with an attractive bay window, while the second bedroom is another particularly spacious double, also benefiting from a bay window. The third bedroom provides an ideal child's bedroom, nursery or home office. A family bathroom and separate WC complete the first-floor accommodation.

Externally, the property benefits from off-road parking to the front, together with access to the garage. To the rear is a substantial mature garden, offering an excellent outdoor space for families and plenty of scope for landscaping or further enhancement.

The property offers an exciting opportunity for buyers looking to modernise a substantial family home to their own taste, with further potential to extend or reconfigure the existing accommodation, subject to the necessary planning consents.

Situated on the highly regarded Sherwood Road, the property is well positioned for local amenities, schools and transport links, making it an excellent choice for families seeking generous accommodation, a large garden and the opportunity to create a superb long-term home.

