



Old Bromford Lane
Birmingham

burchell
edwards

Old Bromford Lane Birmingham B8 2RP

for sale offers over
£270,000



Property Description

Burchell Edwards are delighted to bring to market this well-presented three-bedroom semi-detached home, offering spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize.

The ground floor comprises an entrance porch and hallway, a bright bay-fronted lounge, a second reception room providing additional family space, guest WC and a fitted kitchen/diner to the rear- ideal for everyday family living and entertaining. To the first floor there are three well-proportioned bedrooms, including a generous master bedroom and a modern family shower room.

Externally, the property benefits from a detached garage to the rear, offering excellent storage, workshop potential, or secure additional parking- equipped with a remote-controlled electric roller door, power supply, and lighting. Homeowners will also discover a low maintenance garden with fenced boundaries to create a private space to enjoy all year round,

Ideally situated for a range of local amenities, schools and frequent transport links, allowing easy access into Birmingham City Centre and other popular destinations. We recommend viewing early to avoid disappointment!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Door to front elevation, ceiling lights point and tiled flooring

Entrance Hallway

Central heating radiator and stairs to first floor accommodation. Ceiling light points and under stairs storage cupboard, laminate flooring.

Lounge

Double glazed bay window to front elevation, central heating radiator, laminate flooring and ceiling light points.

Reception Room Two

Double glazed sliding patio doors to rear elevation, ceiling light points, central heating radiator and laminate flooring.

Kitchen

Double-glazed windows to rear elevations and double-glazed patio doors to rear elevation leading to the garden. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit. Electric oven and grill, gas hob with extractor hood. Integrated washing machine and dryer, tiled flooring.

Guest W.C

Wash hand basin and W.C, ceiling light point.

Landing

Double-glazed opaque window to rear elevation. Ceiling light point, carpet flooring.

Bedroom One

Double glazed bay window to front elevation, ceiling light point and central heating radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to front elevation, ceiling light point, central heating radiator.

Bathroom

Double glazed opaque window to rear elevation. Shower cubicle, W.C, wash hand basin, ceiling light point and tiled flooring.

Rear Garden

Paved patio area and lawn area. Fenced boundaries.

Parking

Paved driveway with dropped kerb.

Garage

Double-glazed opaque window to front elevation. Remote-controlled electric roller door, power supply and lighting.









Total floor area 113.8 m² (1,225 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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