


# Southam Road, BIRMINGHAM

burchell edwards

# Southam Road, BIRMINGHAM, B28 8DQ

for sale
**£375,000**







## Property Description

Elegant Period Home with Character, Space and Potential

A rare opportunity to acquire this charming three-bedroom semi-detached period property, offered for sale through a reluctant move. Retaining a wealth of original features including beautiful stained glass windows, this characterful home boasts high ceilings and spacious accommodation throughout.

The ground floor offers a large reception room with attractive bay windows, creating a bright and welcoming living space, alongside a separate dining room with French doors opening onto the rear garden. The kitchen benefits from a separate utility area, adding practicality for modern family living.

Upstairs are three well-proportioned bedrooms, while outside the property enjoys a mature and private rear garden, ideal for families and entertaining. Full of charm and original period details, this much-loved home offers excellent potential for buyers looking to create a wonderful long-term family residence in a desirable setting.

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 Hallway

Stained glass window and door to front elevation, single glazed window to side elevation, central heating radiator and storage under stairs.

## Lounge

Double glazed bay window to front elevation, central heating radiator and open fire.

## Dining Room

Two single glazed doors to rear elevation with windows either side and central heating radiator.

## Kitchen

Single glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and induction hob, extractor, tiled flooring, tiling to splash prone areas.

## Utility Room

Single glazed window to rear elevation and tiled flooring.

## Landing

Stained glass window to side elevation and airing cupboard housing central heating boiler.

## Bedroom One

Double glazed window to rear elevation, central heating radiator, cast iron fire place and built in storage.

## Bedroom Two

Double glazed bay window to front elevation, built in storage and central heating radiator.

## Bedroom Three

Double glazed bay window to front elevation with small window seat.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, spotlights, heated towel rail and fully tiled walls.

## Front Garden

Block paved frontage.

## Rear Garden

Mature garden with patio area, lawned area, storage shed and rear access.

## Agent Note

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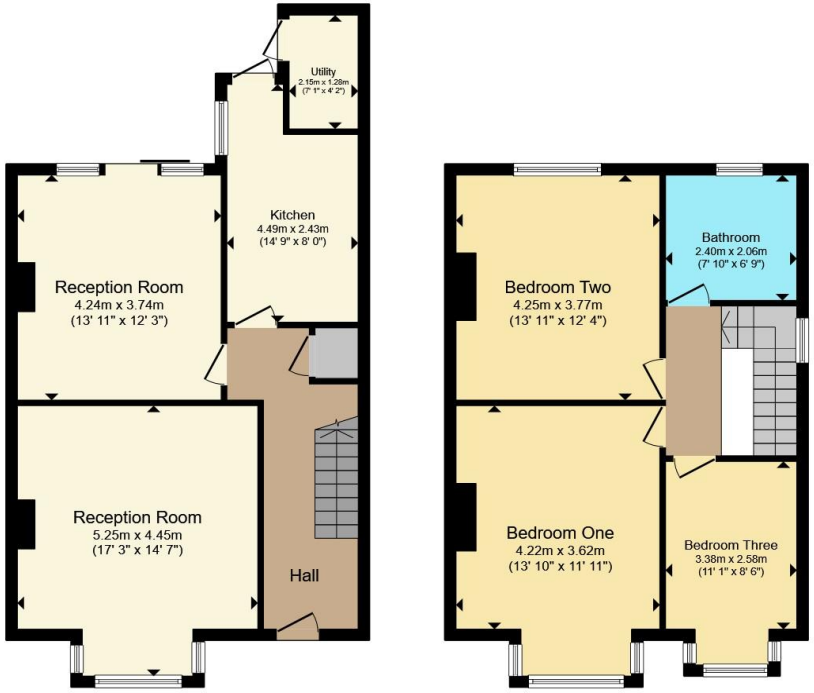









BOTHAM
ROCKY MARCIANO




**Ground Floor** **First Floor**

Total floor area 118.4 m² (1,274 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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183 Stratford Road Shirley
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EPC Rating: E

Council Tax Band: C

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/SHI209462**

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