



**10 Burnlea Grove, Birmingham**  
**£259,000**



## 10 Burnlea Grove

Birmingham, Birmingham

### PROPERTY IN BRIEF

Nestled in a quiet residential spot, this beautifully presented three-bedroom end of terraced home offers a perfect blend of character, comfort, and practicality.

Step through a generous vestibule into a warm and welcoming interior featuring oak-style flooring, a stylish shaker kitchen with direct patio access, and a cosy lounge complete with wood burner and plush carpets and patio doors into the private secluded garden. The dining area at the front provides ample space for entertaining, while the overall layout supports modern family living with flexibility for home working or play zones.

Upstairs, you'll find three thoughtfully decorated bedrooms and a sleek, boutique-style shower room. Outside, the landscaped rear garden is a true highlight, with a very private outlook to the rear and side provides a secluded space to enjoy.

Boasting multiple seating areas, a raised pond, artificial lawn, and a pergola-covered deck, ideal for relaxing or hosting. A summerhouse currently serves as a home office, and the spacious garage offers excellent storage or conversion potential (subject to permissions).

With a large driveway, boarded loft, and modern utilities, this freehold property is ready to move into and enjoy.

The vendor will consider breaking the chain on this property subject to offer and circumstances.

## APPROACH

Set in the corner and back from the roadside, this home immediately shows off its size. With a generous tarmac drive to front, access to garage and stepping down to front door.

## DOWNSTAIRS LIVING

Step into a generous vestibule that's perfect for kicking off shoes, hanging coats, and dropping bags, no more cluttered hallways here. Just off this space is a handy utility space, currently set up with a tumble dryer and fridge-freezer (not included), offering a versatile area that takes the pressure off the kitchen.

From the vestibule, head into a charming entrance hall that effortlessly connects to the kitchen, lounge/dining area, and upstairs accommodation. You'll notice the warm oak-style flooring straight away, it runs through the hall and kitchen for a seamless look.

The galley kitchen is both stylish and practical, with classic shaker-style units, a built-in dual oven, integrated fridge, gas burner hob, and heaps of worktop space. A pantry cupboard adds bonus storage, and there's direct access out to the patio- ideal for summer BBQs or morning coffee al fresco.

The lounge and dining space is where things get seriously cosy. The dining area sits at the front with room for a full-sized table, while the lounge wraps you in comfort. Think plush carpets, neutral tones, and a wood burning fire with an oak beam above, this is a room made for relaxing. It's spacious enough for multiple sofas or could be easily zoned for a play area or work-from-home nook. Sliding patio doors at the rear lead straight out to the garden.





## UPSTAIRS ACCOMMODATION

Upstairs is just as thoughtfully finished. The landing leads to three bedrooms and a sleek, modern shower room. Bedroom one sits at the front and is wonderfully spacious with plenty of room for a large bed and furniture. Here the décor is stylishly neutral and delivers a warm, welcoming space with large window to ensure plenty of natural light.

Bedroom two overlooks the garden and is another roomy retreat, with matching plush carpets and loads of natural light.

Bedroom three is a smaller, yet versatile space, perfect as a nursery, home office or stylish single bedroom. With neutral tones and low-maintenance flooring, it's a great all-rounder.

The shower room feels straight out of a boutique hotel. A walk-in rainfall shower, floating vanity sink, electric-lit mirror, and sleek WC with a concealed flush tank—all wrapped in modern finishes. This is a space to retreat to after long day.



## GARDEN AND GARAGE

The outdoor space is a real highlight. A generous front driveway provides parking for multiple cars, while the rear garden offers a peaceful, private setting with trees along the sides and back. The large, thoughtfully landscaped plot features a spacious patio (currently with a hot tub), steps leading past a raised pond to a decked pergola area ideal for evening sun, artificial grass for low maintenance, and a second patio with a stylish summerhouse used as a home office. The summerhouse and hot tub are negotiable but not included in the listing.

And don't forget the garage. It's got bags of storage space, an up-and-over door, and rear access. If you ever wanted extra living space, this could be converted and made into a living space within the main property (subject to any permissions, consents and building regulations).

## ADDITIONAL INFORMATION

We are advised this property is freehold, please seek confirmation from your legal representative. Council Tax band B payable to Birmingham Council Gas central heating: boiler 3 years old Current utility: Octopus Water: Severn Trent Broadband: Virgin fibre Loft: fully boarded and insulated with electricity EPC - Current C72 Potential B87 - Full report can be obtained from the agent.

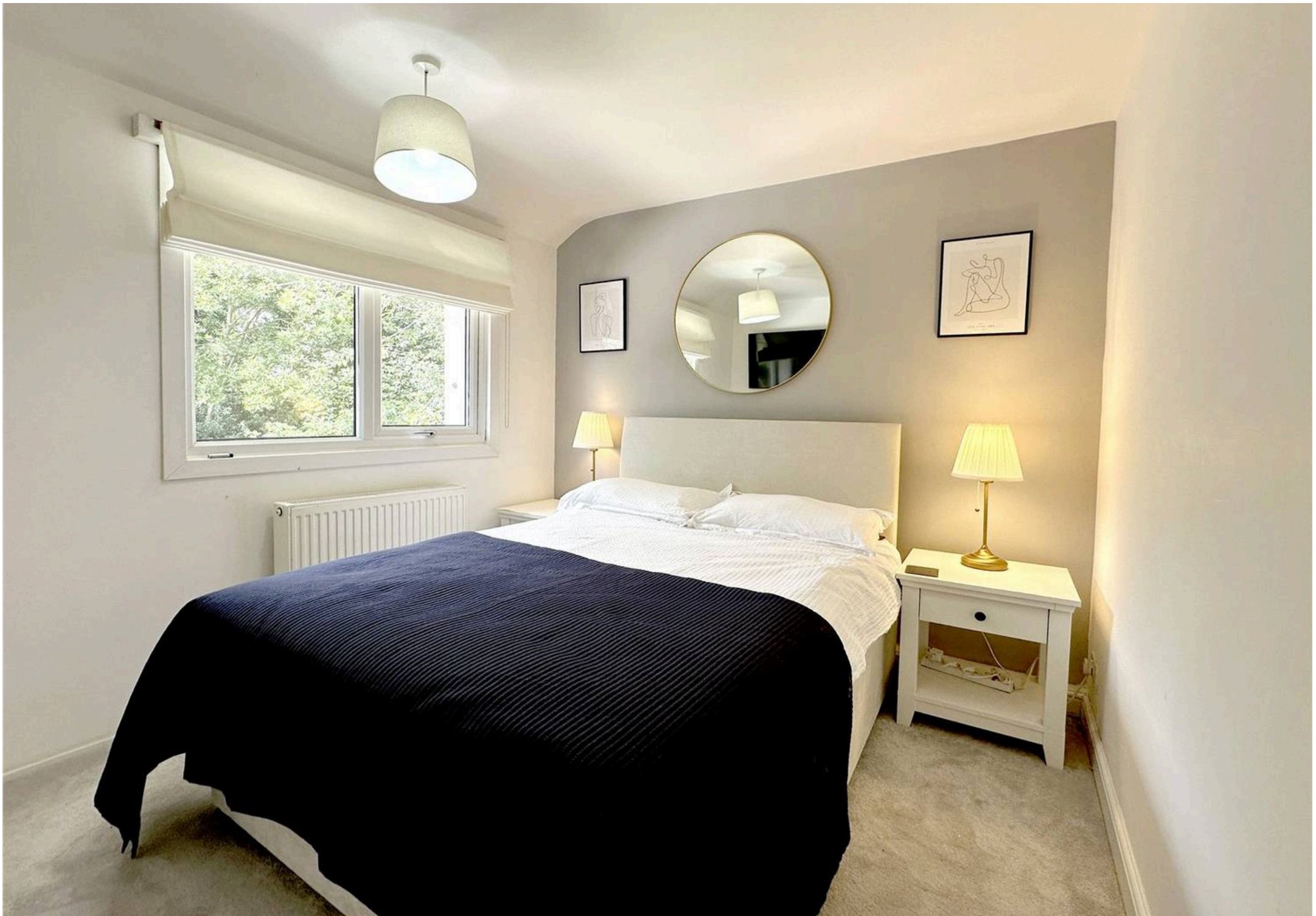
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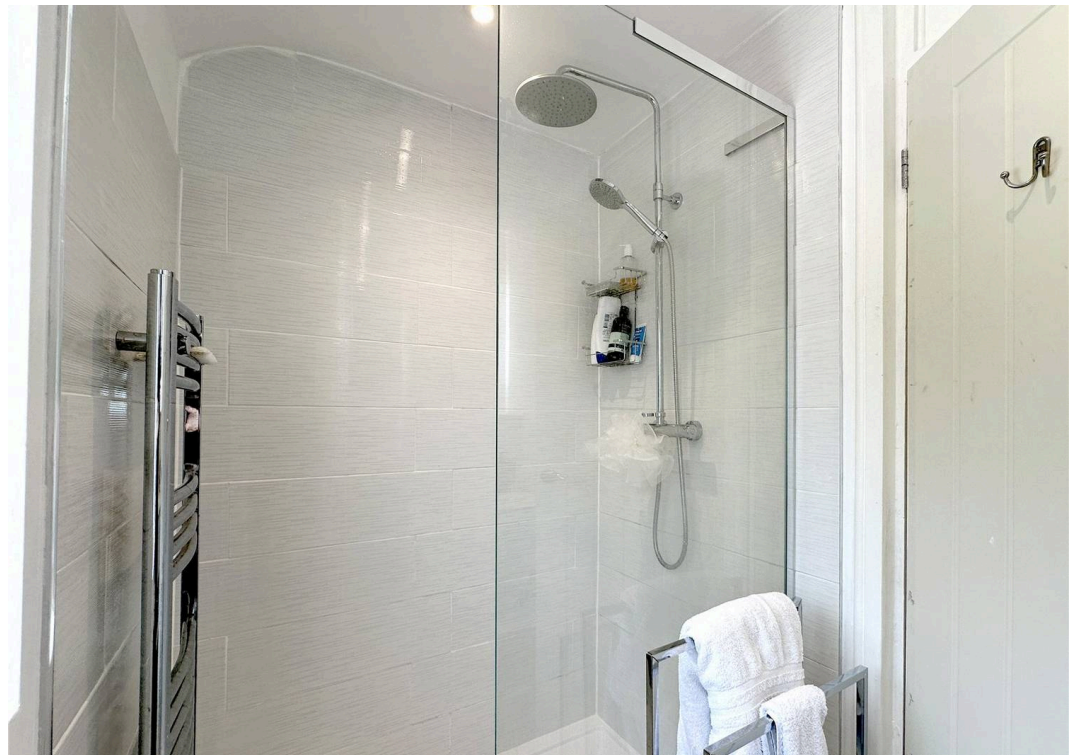






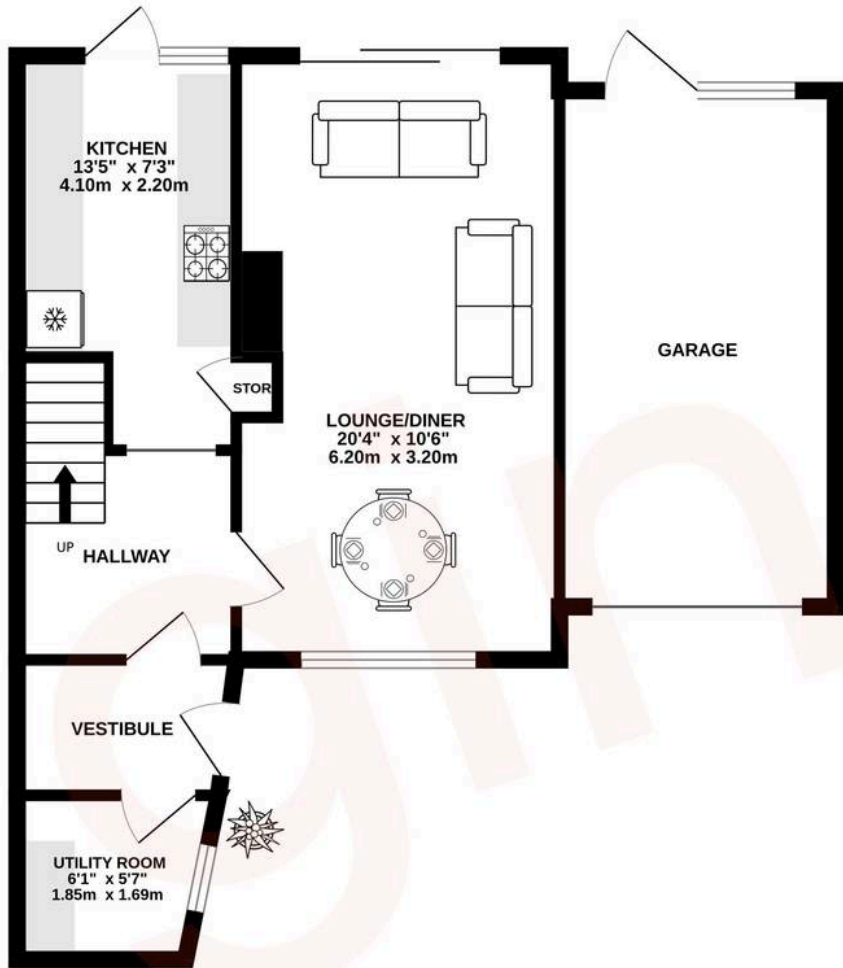




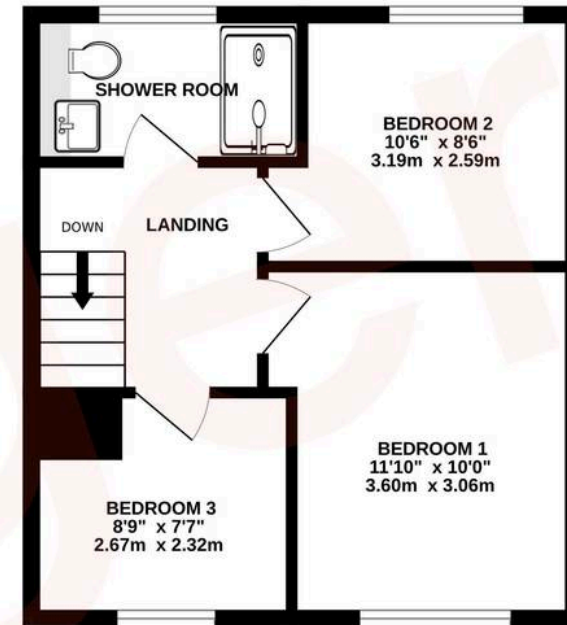




GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



THREE BEDROOM TERRACE PROPERTY

TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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