



Hadland Road, Birmingham

burchell
edwards



Property Description

This beautifully presented five-bedroom mid-terraced property offers generous and versatile living accommodation, ideal for modern family life.

The ground floor features a spacious open-plan lounge, kitchen and dining area, designed with contemporary living in mind and perfect for both everyday use and entertaining. In addition, there is a separate lounge providing a cosy and private retreat. A convenient downstairs WC completes the ground floor layout.

To the first floor, the property boasts four well-proportioned bedrooms, with an addition of an impressive master bedroom with its own ensuite shower room on the top floor. A modern family shower room serves the remaining bedrooms.

Externally, the home benefits from off-road parking to the front and a large, well-maintained rear garden, offering plenty of outdoor space for relaxation, play, or entertaining.

This property combines space, practicality, and style, making it an ideal choice for growing families. Early viewing is highly recommended.

Entrance Porch

Double glazed door to side elevation, double glazed windows to front and side elevations.

Entrance Hallway

Composite door to front elevation, spotlights, central heating radiator, storage and stairs to first floor accommodation.

Living Room

Double glazed window to front elevation and central heating radiator.

Kitchen/ Diner/ Lounge

Two double glazed windows and door to rear elevation, double glazed window to side elevation, three skylights, a range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven, grill, microwave, induction hob, cooker hood, two storage cupboards, space and plumbing for washing machine, media wall housing electric fire, three central heating radiators, spotlights.



Landing

Spotlights, storage and stairs to second floor accommodation.

Bedroom One/ Loft Room

Two skylights, double glazed window to rear elevation, spotlights, two central heating radiators and fitted wardrobes.

Bedroom Two

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

En Suite/ Shower Room

Double glazed window to rear elevation, shower cubicle with electric shower, W.C, wash hand basin.

Bedroom Three

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

Bedroom Four

Double glazed window to front elevation and central heating radiator.

Bedroom Five

Double glazed window to front elevation and central heating radiator.

Ground Floor W.C

W.C and wash hand basin.

Bathroom

Double glazed window to rear elevation, shower cubicle with rainfall shower, W.C, wash hand basin and heated towel rail.

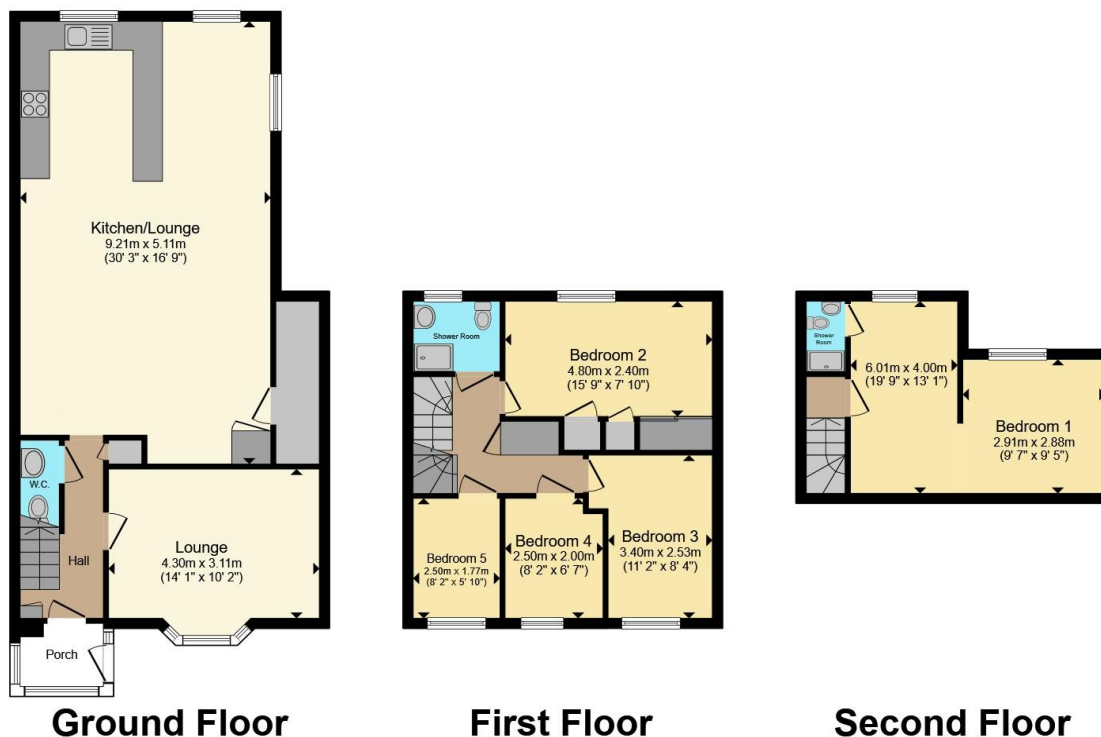
Rear Garden

Slabbed patio, laid to lawn and fencing to all boundaries.









Total floor area 131.5 m² (1,416 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

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211754



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL211754 - 0003