

for sale

offers in the region of **£475,000** Freehold

Orchard Road BIRMINGHAM B24 9JL

This spacious four-bedroom, three-storey family home features multiple reception rooms, a conservatory, and a loft bedroom with its own bathroom, and a driveway. Beautifully presented and well-designed throughout, early viewing of this house is highly recommended.



Property Details

Hallway

Welcoming central hallway providing access to all principal ground floor rooms, with staircase rising to the first floor.

Living Room

Spacious main reception room offering ample space for seating, ideal for family relaxation and entertaining.

Sitting Room

Additional reception room providing flexible use as a family room, playroom, or formal lounge.

Study

Front-facing study, perfect for home working or use as a quiet reading or homework space.

Kitchen

Fitted kitchen with a range of base and wall units, providing practical workspace and access to adjoining utility area.

Utility Room

Useful separate utility space for appliances and additional storage, helping to keep the main kitchen area organised.

Conservatory

Bright and versatile conservatory overlooking the rear, ideal as a dining area or additional family living space.

Ground Floor Wc

Convenient ground floor toilet and basin.

Bedroom One

Generous main bedroom to the front of the property

Bedroom Two

Well-proportioned double bedroom.

Bedroom Three

Comfortable third bedroom

Bathroom

Family bathroom fitted with bath, wash basin, and separate WC.

Bedroom Four

Spacious loft bedroom offering excellent privacy, and with a bathroom located on this floor.

Bathroom

Second floor bathroom serving the loft room.





To view this property please contact Burchell Edwards on

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
BIRMINGHAM B23 6BJ

Property Ref: ERD207614 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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.