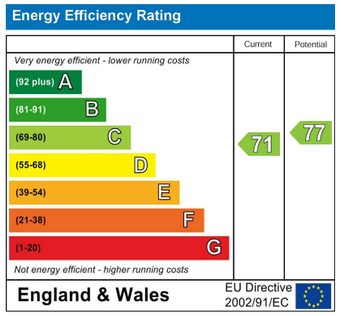
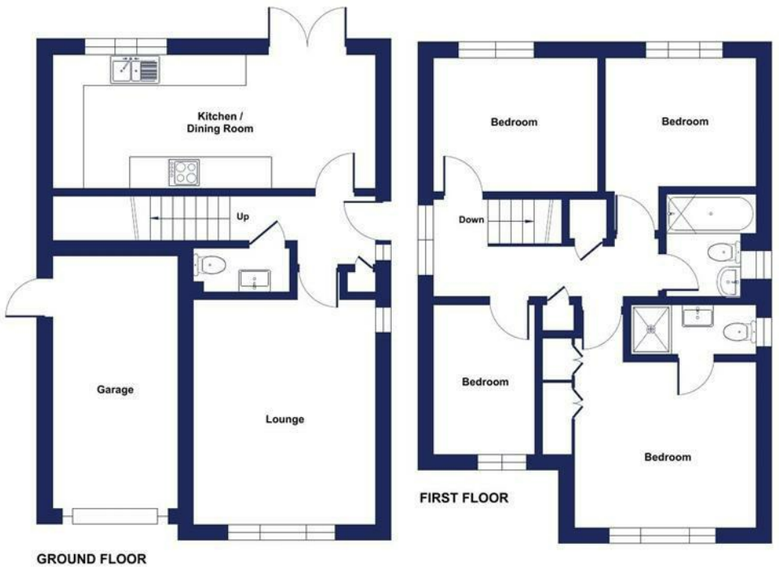


Birkdale, Warmley, Bristol, BS30

Approximate Area = 1008 sq ft / 93.6 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 1134 sq ft / 105.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davies & Way. REF: 1549670

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70 Birkdale, Warmley, Bristol, BS30 8GH



£425,000

A modern, well cared for four bedroom hone that's marketed with a complete onward chain.

- Detached
- Lounge
- Kitchen/Dining room
- WC
- Four bedrooms
- En suite
- Family Bathroom
- Garage
- Parking
- Garden

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RICS

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70 Birkdale, Warmley, Bristol, BS30 8GH

Enjoying a highly convenient position within a residential cul-de-sac, this well maintained four bedroom detached home offers modern, well-proportioned accommodation that has been subject to a number of improvements in recent years. Ideally suited to couples and families alike, the property further benefits from landscaped gardens, off street parking and a single garage.

Internally, the ground floor comprises a spacious lounge with dual aspect windows, creating a bright and airy living space, alongside a full-width kitchen/dining room featuring a range of integrated appliances, Quartz work surfaces and ample space for dining. The ground floor accommodation is completed by a useful WC. To the first floor, four well balanced bedrooms are found, with the principal bedroom enjoying the added benefits of an en suite shower room and two built-in double wardrobes. The remaining bedrooms are served by a modern three-piece family bathroom.

Externally, the gardens have been thoughtfully landscaped with ease of maintenance in mind. The front is predominantly laid to block paving and is accessed via a dropped kerb which provides off-street parking. The rear garden has been attractively tiered to create three distinct areas, comprising a generous patio, a stone-chipped seating area and a further raised patio, offering a choice of spaces for outdoor dining and entertaining.

Further benefits include a single garage, with plans prepared for its conversion into additional living accommodation (subject to necessary consents), and a complete onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.4m x 1.5m (7'10" x 4'11")
Built in storage cupboards, radiator, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.5m x 3.5m (14'9" x 11'5")
Double glazed windows to front and side aspects, radiator, power point.

KITCHEN/DINING ROOM 6.2m x 2.7m (20'4" x 8'10")
Double glazed window and double glazed French doors to rear aspect overlooking and providing access to rear garden. High quality kitchen comprising range of soft close, wall and base units with Quartz work surfaces over, inset bowl and a quarter sink with mixer tap over, range of integrated appliances, including double electric oven, gas hob with extractor fan over, integrated fridge/freezer and dishwasher. Space and plumbing for washing machine, power point, splashbacks to all wet areas. Ample space for family sized dining table, radiator.

WC 2.0mx 0.9m (6'6"x 2'11")
Modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.3m x 1.3 narrowing to 0.9 (14'1" x 4'3" narrowing to 2'11")
Double glazed window to side aspect, access to loft via hatch, two built in storage cupboards, radiator, power point, doors leading to rooms.

BEDROOM ONE 4.2m x 3.6m (13'9" x 11'9")
(this measurement includes en suite). Double glazed window to front aspect, two built in double wardrobes, radiator, power point, door leading to en suite shower room.

EN SUITE 2.6m x 0.9m (8'6" x 2'11")
Obscured double glazed window to side aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with dual head shower off mains supply over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3.2m x 2.8m (10'5" x 9'2")
Double glazed window to rear aspect overlooking rear garden, radiator, power point.

BEDROOM THREE 2.9m x 2.7m (9'6" x 8'10")
Double glazed window to rear aspect overlooking garden, radiator, power point.

BEDROOM FOUR 3m x 2m (9'10" x 6'6")
Double glazed window to front aspect, radiator, power point.

BATHROOM 2.1m x 1.7m (6'10" x 5'6")
Obscured double glazed window to side aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap shower attachment over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to block paving and hardstanding that is accessed via a dropped curb and provides ample parking. Path leading to front door and gated paths leading to rear garden.

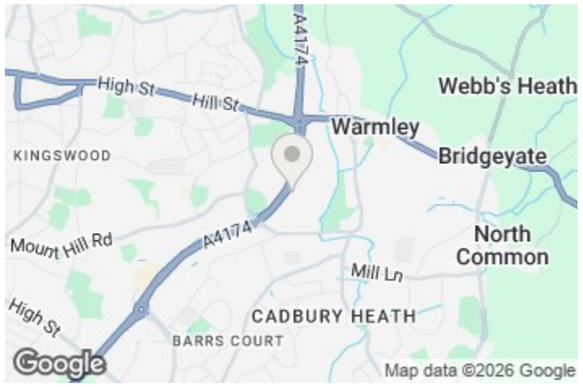
REAR GARDEN
Landscaped with ease of maintenance in mind and tiered to create three separate areas, including a level patio ideal for entertaining, stone chipping seating area, further raised patio.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 10000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

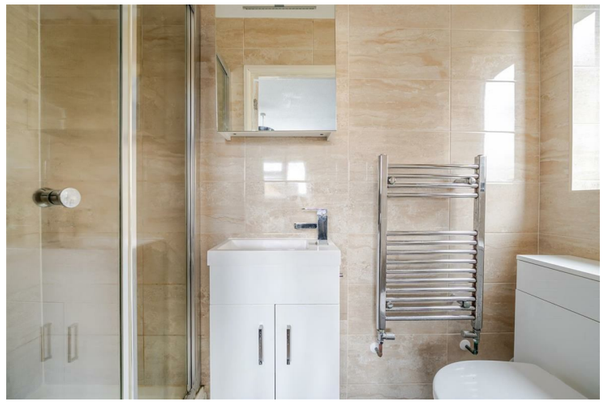






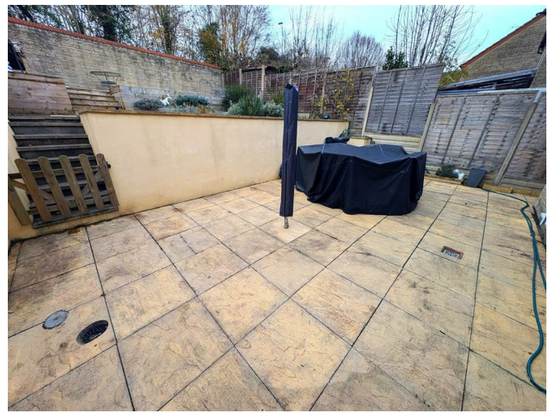












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