



Paget Road
Birmingham

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edwards



Property Description

Freehold on Completion

Situated within the increasingly popular Pype Hayes area, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation ideal for families, first-time buyers and commuters alike. Benefitting from driveway parking, an integral garage, conservatory and a generous rear garden, the property combines practical living space with strong long-term potential in a well-connected residential location.

The ground floor comprises a welcoming entrance hallway with internal access into the garage, a spacious lounge diner offering excellent natural light throughout and a fitted kitchen with ample storage and workspace. To the rear, the conservatory provides valuable additional reception space overlooking the garden and offers flexibility for use as a dining area, home office or second sitting room.

Upstairs, the property benefits from three well-proportioned bedrooms including a principal bedroom with en suite shower room, alongside a family bathroom servicing the remaining accommodation. Externally, the property enjoys a private rear garden with a generous lawned area ideal for entertaining and family use, whilst remaining conveniently positioned for local schools, transport links, nearby green spaces and access into Birmingham City Centre and the motorway network.

Entrance Hallway

Welcoming entrance hallway with stairs rising to first floor accommodation, access into the garage and doors leading into the main living areas.

Lounge Diner

Spacious and naturally bright reception room offering ample space for both lounge and dining furniture with access through to the conservatory.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, inset sink and drainer, space for appliances and rear garden outlook.

Conservatory

Additional reception space overlooking the rear garden with versatility for a variety of uses including dining area, sitting room or home office.

Landing

Providing access to all first floor accommodation

Bedroom One

Generous principal bedroom benefiting from en suite facilities.

En Suite

Comprising shower enclosure, wash hand basin and low level WC.

Bedroom Two

Well-proportioned second bedroom with rear aspect.

Bedroom Three

Ideal third bedroom suitable for use as a nursery, dressing room or home office.

Family Bathroom

Fitted with bath, wash hand basin and low level WC.

Garage

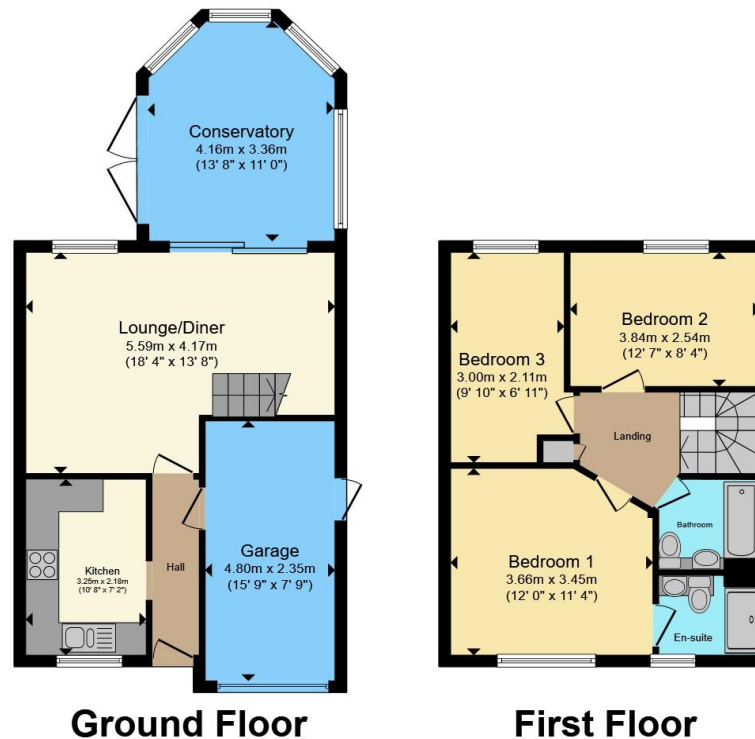
Integral garage providing useful storage space or future conversion potential subject to

relevant permissions









Total floor area 97.4 m² (1,049 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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EPC Rating: C Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/ERD207989

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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