

for sale

offers over **£540,000** Freehold

Southam Road BIRMINGHAM B28 8DG

Charming 4-bed 1930s home with original features & modern updates. Stained glass windows, wooden floors, modern kitchen, downstairs WC & utility. Master en suite, family bathroom, boarded loft. Driveway, double garage, walled patio, large garden. A perfect family haven with great transport links,



Southam Road BIRMINGHAM B28 8DG

Entrance Porch

Original stained glass window to front elevation and door to front elevation.

Entrance Hallway

Fire place, central heating radiator and parquet flooring.

Lounge

Two double glazed windows to side elevation, double glazed bay window to front elevation, French shutter blinds, central heating radiator, wooden flooring.

Dining Room

Double glazed French doors to rear elevation and gas fire.

Kitchen

Double glazed window to side elevation, a range of wall and base

units with work surface over incorporating a sink with drainer unit, integrated appliances, under floor heating, central heating radiator, tiled flooring and spotlights.

Utility Room

Double glazed window to side elevation, double glazed door to rear elevation, storage, central heating boiler housed, washing machine.

A

Guest W.C

Double glazed window to side elevation, W.C, wash hand basin, fully tiled walls.

Landing

Original stained glass windows to side elevation.

Bedroom One

Double glazed bay window to front elevation, with French shutter blinds and central heating radiator.



En-Suite

Double glazed window to side elevation, walk in shower, W.C, wash hand basin, spotlights, fully tiled, heated towel rail and extractor.

Bedroom Two

Double glazed window to front elevation and central heating radiator.

Bedroom Three

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

Double glazed window to side elevation and central heating radiator.

Bathroom

Two double glazed windows to side elevation, W.C, wash hand basin with vanity unit, shower, bath, heated towel rail and tiling to walls.

Front Garden

Driveway providing off road parking.

Rear Garden

Patio area, block paved area, side access to frontage, lawned area.

Double Garage

Power and lighting with single glazed window.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







Total floor area 156.9 m² (1,689 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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Property Ref: SHI209166 - 0008

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online burchelledwards.co.uk/Property/SHI209166

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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