



8 Bowler Road, Birmingham

£399,950 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom detached home for sale. Located on Bowler Road, the property is situated within a modern development and highly sought after estate. Offering excellent transport links into Birmingham City Centre, the brand new Midland Metropolitan University Hospital is a stones throw away along with nearby schools. Outdoor space includes the ever popular Edgbaston Reservoir and Summerfield Park.

H



Entrance Hallway

Welcoming hallway with obscure glazed front door and window to side elevation. Understairs storage, ceiling light point and gas central heating radiator.

Lounge

Spacious lounge benefitting from double glazed window to front elevation, carpeted flooring, gas central heating radiator and ceiling light point.

Kitchen Diner

Open plan kitchen diner, with a range of base and wall units. Sink and drainer unit, gas hob, integrated dishwasher and extractor hood. Two ceiling light points, gas central heating radiator and windows to rear elevation. Further benefitting from French doors leading to the garden.



Utility Room

Obscure glazed side door, plumbing for appliances, partially tiled wall and worktop. Ceiling spotlight and gas central heating radiator.





Guest WC

Low level flush WC, hand wash basin, gas central heating radiator and ceiling spotlight.

Landing

Spacious landing benefitting from window to side elevation and pull down loft hatch. Wooden banister and ceiling light point.

Master Bedroom

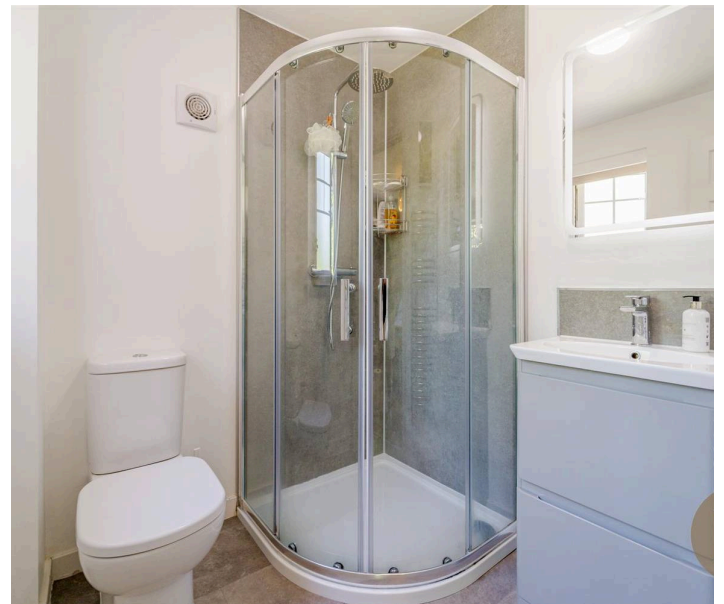
Large master bedroom benefitting from access to en-suite, window to front elevation, fitted wardrobes, carpeted flooring, ceiling light point and gas central heating radiator.

Master En-suite

Modern en-suite with mains shower cubicle, low level flush WC and vanity unit. Obscure glazed window to front elevation and towel radiator.

Bedroom Two

Double bedroom with double glazed window to rear elevation, gas central heating radiator, ceiling light point and carpeted flooring.





Bedroom Three

Double bedroom with double glazed window to rear elevation, gas central heating radiator, ceiling light point and carpeted flooring.

Bathroom

Modern family bathroom with low level flush WC and vanity unit. Obscure glazed window to side elevation, mains shower over bath and partially tiled walls. Towel radiator and ceiling light point.

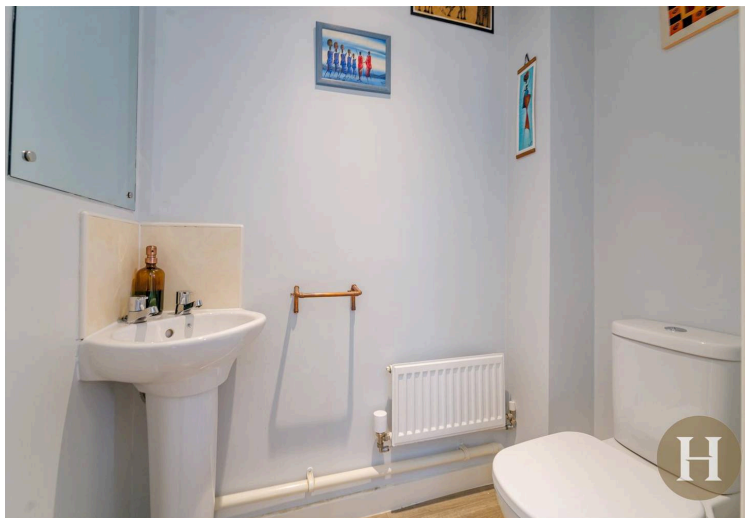
Garden / Garage

Predominantly laid to lawn, paved patio area and fenced boundaries. Side access to garage and side gate. Spacious single garage with lighting and electrics.

General Information

Freehold Estate Charge: £230 was paid for the last year
Council Tax Band: C Please note Hadleigh Estate Agents cannot be held accountable and advise you to confirm with your legal representative.





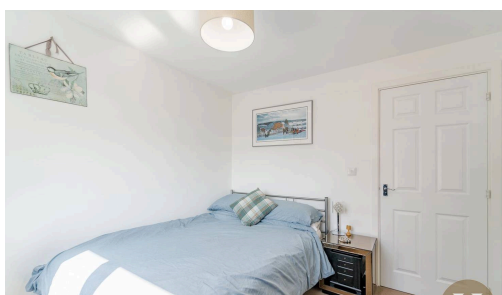
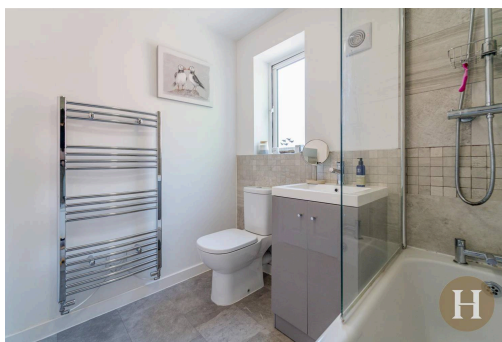
Council Tax band: C

Tenure: Freehold

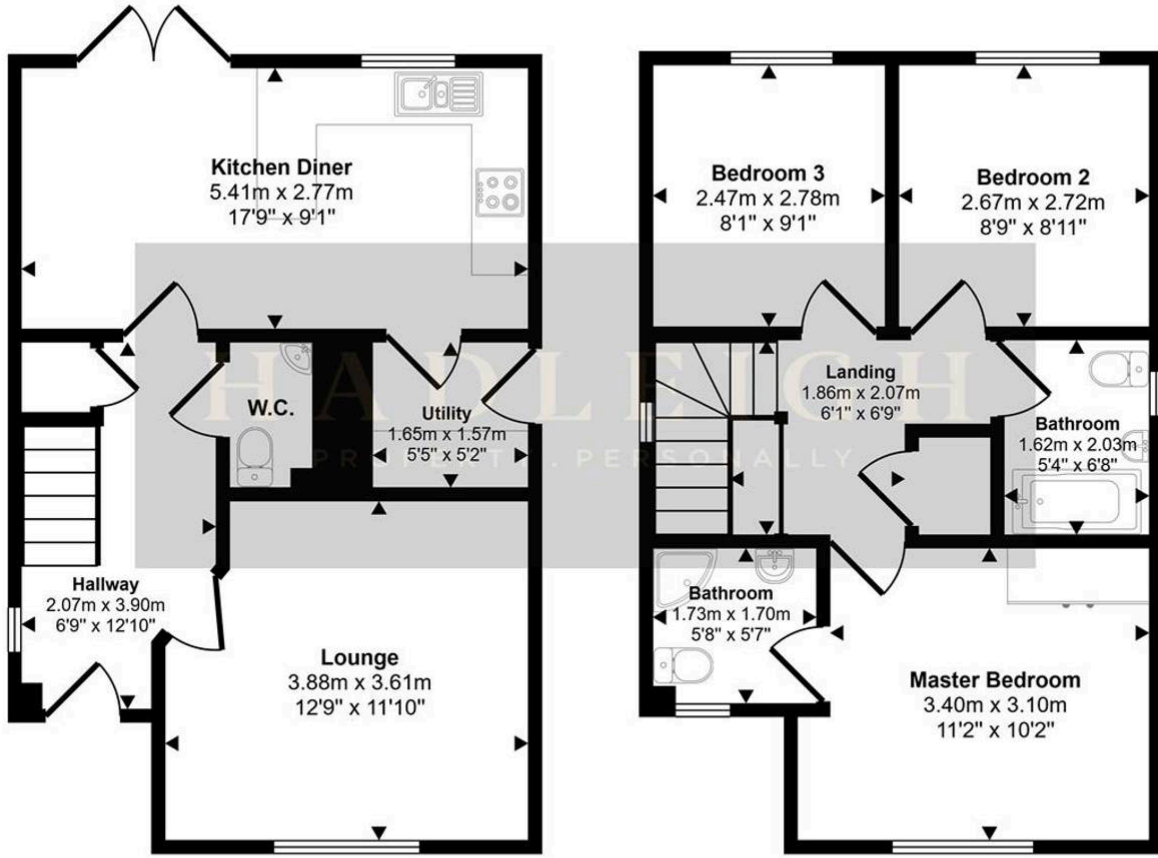
EPC Energy Efficiency Rating: B



- Detached house with off-road parking
- Private garden with well-maintained patio area
- Modern open plan kitchen with integrated appliances
- Abundant natural light throughout



Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor

Approx 42 sq m / 456 sq ft

First Floor

Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.