



The Vineries, Birmingham

The Vineries, Birmingham, B27 6SB

for sale
£300,000



Property Description

This beautifully presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation throughout, making it an ideal family residence. Lovingly maintained by the current owners, the property is presented to an exceptional standard and is truly ready to move into.

Upon entering, you are welcomed by a charming entrance hall leading to a generous living room, featuring an attractive bay window that floods the space with natural light and creates a warm and inviting atmosphere.

To the rear of the property is a stunning open-plan extended kitchen diner, providing the perfect space for modern family living and entertaining. The kitchen offers ample storage and workspace, while the dining area enjoys views over the beautifully maintained rear garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom, all presented in immaculate condition.

Externally, the home continues to impress with a beautiful gated front garden creating excellent kerb appeal. To the rear, a wonderful, private garden provides a fantastic outdoor space for relaxation and family enjoyment. The property also benefits from rear access leading to off-road parking and a substantial double garage, offering excellent storage and secure parking.

This is a truly house-proud home that has been meticulously cared for throughout. Book your viewing now!

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

Entrance Hallway

Central heating radiator and under stairs storage cupboard.

Guest W.C

W.C and wash hand basin.

Lounge

Double glazed bay window to front elevation, central heating radiator and electric fire.

Dining Room

Double glazed door to rear elevation and central heating radiator.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas.

Utility Room/ Lean To

Single glazed door to rear elevation, side access to frontage and central heating boiler.

Landing

Double glazed window to side elevation.

Bedroom One

Double glazed bay window to rear elevation and central heating radiator.

Bedroom Two

Double glazed bay window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower, central heating radiator and tiling to walls.

Front Garden

Lawned frontage.

Rear Garden

Laid to lawn, patio area and access to garage.

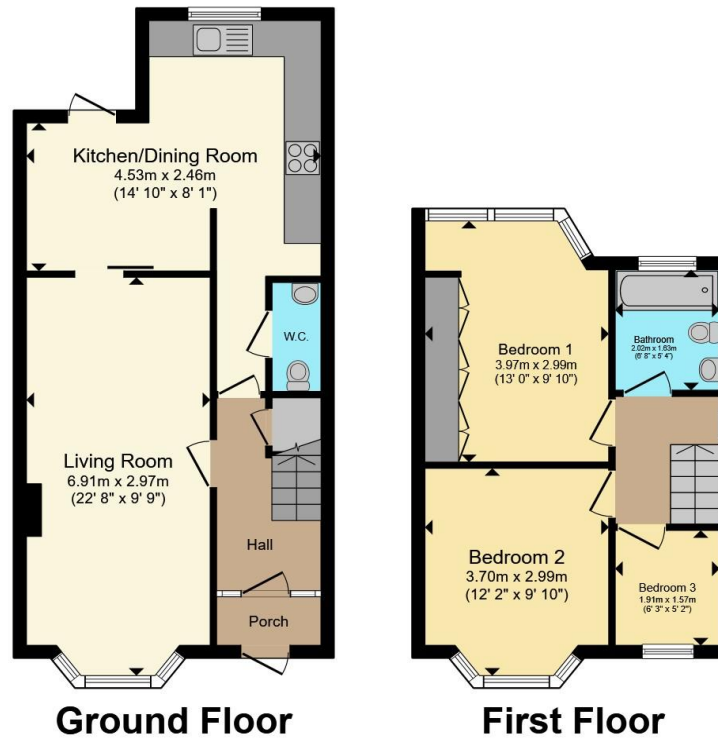
Garage

Off road parking and electrics.









Total floor area 79.6 m² (857 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: Council Tax
 Awaited Band: C

Tenure: Freehold

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