



Bromyard Road BIRMINGHAM B11 3BB

for sale offers over
£250,000



Property Description

Welcome to this exceptional three-bedroom end-of-terrace property, a perfect family home that seamlessly blends comfort with convenience. As you step inside, you are greeted by two distinct reception rooms, offering versatile spaces for both elegant entertaining and relaxed family gatherings. The heart of this home is a thoughtfully designed kitchen, equipped to inspire your culinary creations, while the contemporary family bathroom provides a tranquil haven.

Externally, the property benefits from convenient driveway parking, ensuring ease of access. The private rear garden, complete with practical side access, offers a wonderful outdoor sanctuary for relaxation, recreation, and alfresco dining. This meticulously maintained home presents an outstanding opportunity for families seeking a blend of style, space, and functionality.

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

Approach

Via block paved driveway, side access, covered porch to front door.

Hallway

Door to living room and second living room

Living Room One

Double glazed bay window to front, central heating radiator.

Living Room Two

Double glazed window to rear, central heating radiator. Door to hallway

Hallway

Stairs to first floor. Door to kitchen and W.C.

W.C

Window to side, W.C

Kitchen

Double glazed window to side and rear. Double glazed door to side leading to garden. Range of high gloss units above and below with work surface over incorporating stainless steel sink and drainer with mixer taps. Integrated gas hob, oven and grill. Spaces for appliances and plumbing for washing machine, tiled to splash prone areas, and floor. Central heating radiator.

Landing

Window to side aspect

Bedroom One

Double glazed window to front aspect, central heating radiator.

Bedroom Two

Double glazed window to rear aspect, central heating radiator.

Bedroom Three

Double glazed window to rear, central heating radiator.

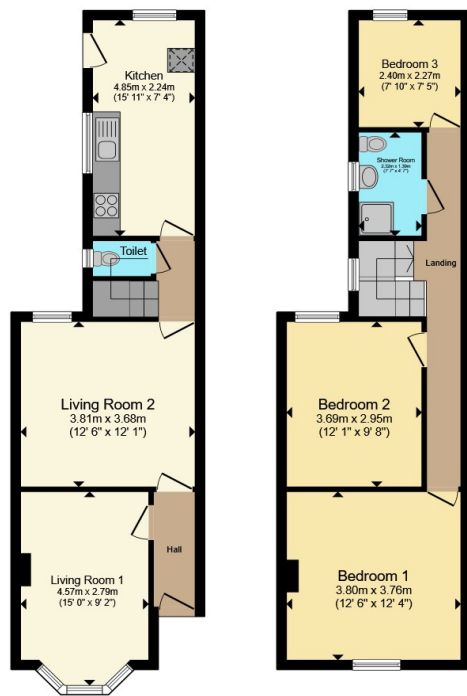
Shower Room

Obscure double-glazed window to side aspect, W.C, hand wash basin with mixer taps and vanity unit. Corner shower. Waterproof panelling to walls, tiled flooring.

Agent Note

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Ground Floor **First Floor**

Total floor area 87.0 m² (936 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



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T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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