



Sunnymead Road, Birmingham

burchell
edwards



Property Description

This well-presented three-bedroom property on Sunnymead Road offers generous living space, practical features, and a warm, welcoming feel throughout. Set in a popular residential area, it's an ideal home for families, first-time buyers, or anyone seeking a comfortable and versatile living environment.

The property benefits from a private driveway, providing convenient off-street parking. Inside, you'll find two spacious reception rooms, perfect for flexible living—whether you want a cosy lounge, a formal dining area, or a dedicated workspace.

A real highlight is the bright conservatory, adding an extra layer of living space and creating a seamless connection to the garden. It's an ideal spot for relaxing, entertaining, or enjoying natural light all year round.

The home also features a separate utility room, offering valuable additional storage and practicality.

Upstairs, there are three bedrooms and a family bathroom, making the layout functional and comfortable for everyday living.

With its great location, generous layout, and desirable features, this property is ready to become a wonderful new home.

Entrance Porch

Door to front elevation, double glazed windows to side elevation, spotlights and tiled flooring.

Entrance Hallway

Central heating radiator, carpet and under stairs storage cupboard.

W.C

Double glazed window to side elevation, W.C and central heating radiator.

Lounge

Double glazed windows to rear and side elevations, French doors to conservatory, central heating radiator, gas fire and carpet.

Dining Room

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

Kitchen

Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, extractor fan and space for appliances.

Utility Room

Access to frontage, sink with drainer unit, storage cupboard, W.C, central heating boiler housed, space and plumbing for washing machine and tumble dryer.

Conservatory

Double glazed windows to rear and side elevations, French doors to conservatory, tiled flooring.

Landing

Double glazed window to side elevation, loft access via hatch and carpet.

Bedroom One

Double glazed bay window to rear elevation, central heating radiator, carpet and built in wardrobe.

Bedroom Two

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

Bedroom Three

Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, bath, heated towel rail, wash hand basin and extractor.

Separate W.C

W.C.

Loft Space

Partially boarded.

Front Garden

Block paved driveway providing off road parking for multiple vehicles.

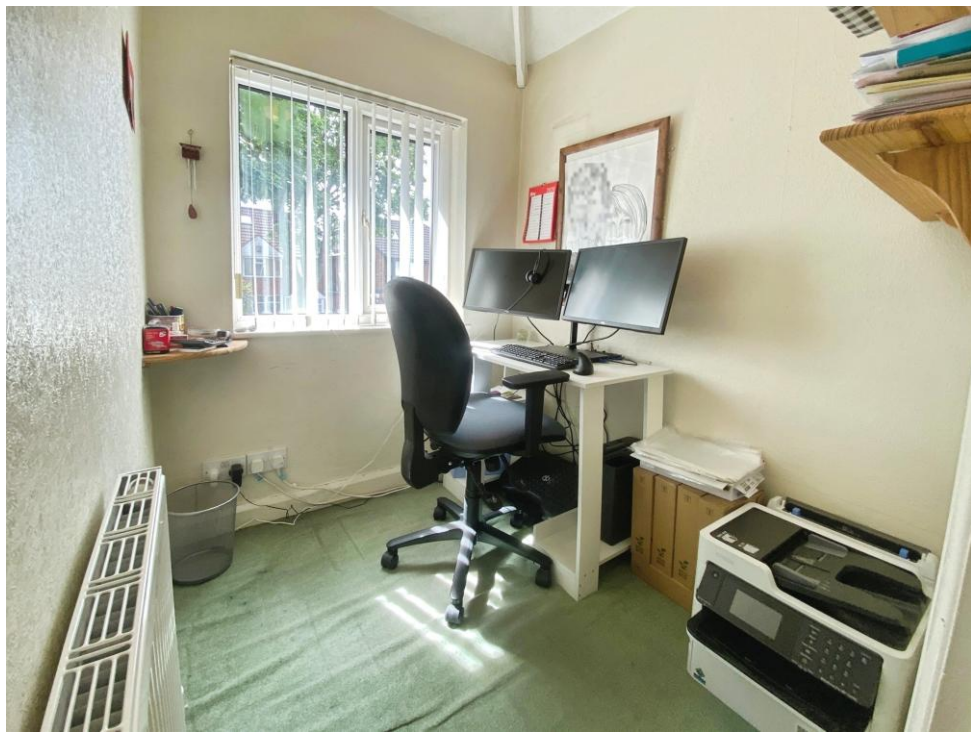
Rear Garden

Slabbed patio, slabbed walkway, laid to lawn, shrubs and plants, outside tap, decked area.

Agents 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 93.4 m² (1,006 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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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