



Salmon Drive  
Birmingham







## Property Description

Burchell Edwards are delighted to present this stunning detached family home located in B37. As you enter the property, you will be greeted by the hallway with downstairs W/C. either side of the hallway you have the family lounge and kitchen/diner respectively. The kitchen/diner is the true hub of this home which boasts well for hosting and family living, opening into the rear garden to create that perfect entertaining space.

Upstairs, the property boasts four double bedrooms over two more floors. The master bedroom is a lovely size with its very own en-suite. The Bathroom is large and stylish with its neutral colours and modern suite.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

Outside, the property has a well-maintained frontage, offers plenty of parking and to the rear you have a well established garden providing a relaxing place to sit and enjoy those English summers.

The location provides good access to local amenities, schooling and motorway access to both the M42 & M6

## Entrance Hallway

Door to front elevation, central heating radiator, carpet and stairs to first floor accommodation.

## Guest W.C

W.C, wash hand basin, central heating radiator, tiled flooring.

## Lounge

17' 6" x 9' 2" plus bay ( 5.33m x 2.79m plus bay )  
Two double glazed windows to side elevation, double glazed window to front elevation, two central heating radiators and carpet.

## Kitchen/ Diner

17' 6" x 9' 11" ( 5.33m x 3.02m )

Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, integrated fridge freezer, central heating radiator, tiled flooring and central heating boiler.

## Utility Room

4' 5" x 6' 7" ( 1.35m x 2.01m )

Central heating radiator, base storage units and sink with drainer unit.

## Landing

Double glazed window to front elevation, central heating radiator, carpet, stairs to second floor accommodation.

## Bedroom One

17' 6" max x 9' 4" ( 5.33m max x 2.84m )

Two double glazed windows to side elevation, double glazed window to front elevation, two central heating radiators, fitted wardrobe and carpet.

## En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, central heating radiator, tiled flooring and tiling to splash prone areas.

## Bedroom Two

9' 10" x 9' 11" ( 3.00m x 3.02m )

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

## Bedroom Three

13' 2" plus bay x 10' ( 4.01m plus bay x 3.05m )

Double glazed windows to front and side elevations, two central heating radiators, carpet and loft access.

## Bedroom Four

13' 2" plus bay x 9' 4" ( 4.01m plus bay x 2.84m )

Double glazed windows to front and side elevations, central heating radiator, carpet and storage cupboard.

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin with vanity unit, shower cubicle, bath, central heating radiator, tiled flooring and tiling to splash prone areas,

## Rear Garden

Access to parking, paved patio, lawned area, planted borders and outside tap.

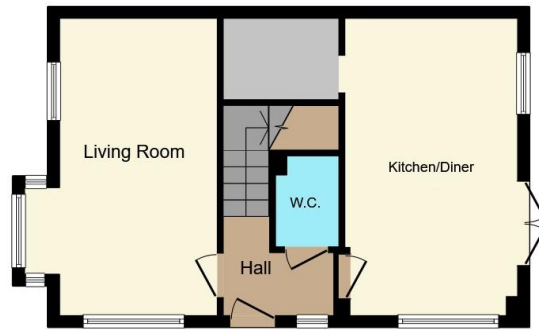




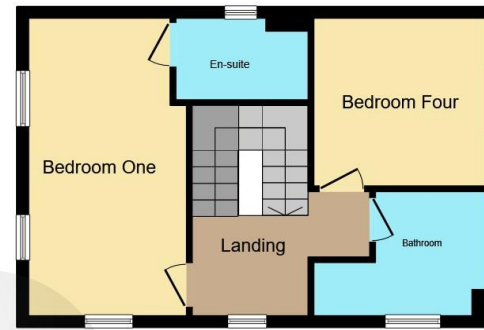




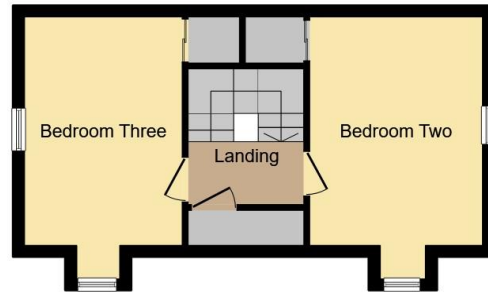




**Ground Floor**



**First Floor**



**Second Floor**

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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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