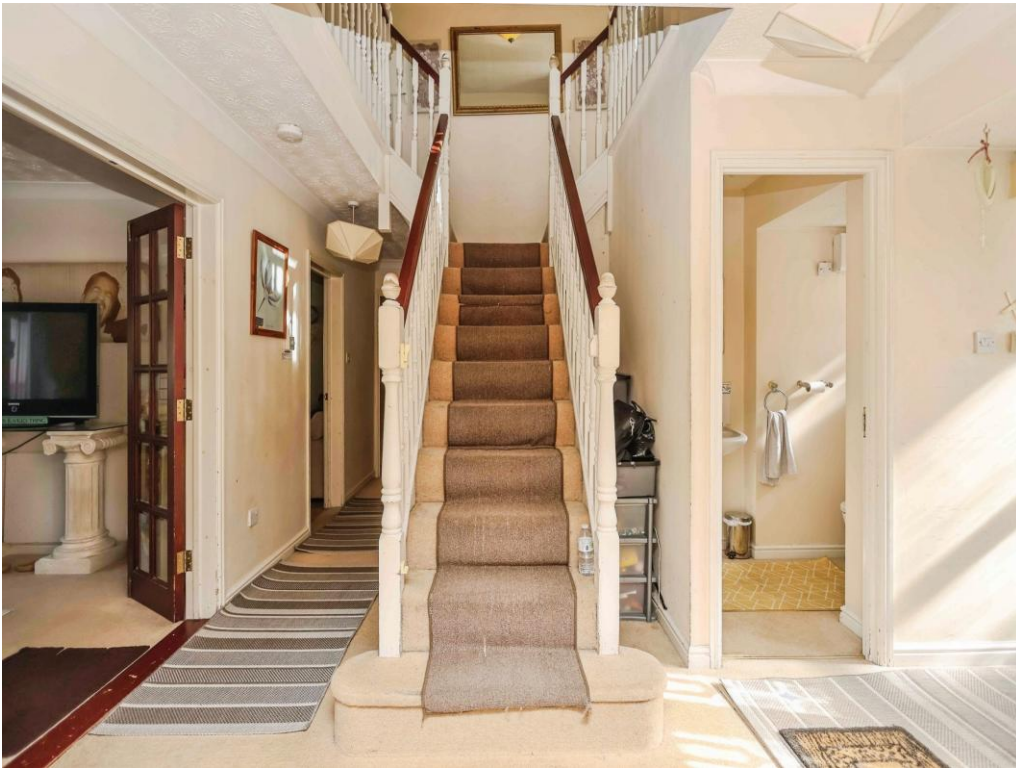




Byford Way, Birmingham

burchell  
edwards



## Property Description

This spacious and beautifully presented Five-bedroom detached home in the highly sought-after area of Msrston Green offers the perfect blend of modern living and family comfort.

Set over two floors, the property boasts a generous and versatile layout, featuring a bright and welcoming entrance hallway leading to multiple reception rooms, ideal for relaxing or entertaining guests. To the rear, a stylish open kitchen area provides great cooking and entertaining space,

Upstairs, the property offers Five well-proportioned bedrooms, including a spacious principal bedroom with en-suite. The remaining bedrooms are perfect for growing families, guest accommodation, or even a home office setup. A modern family bathroom, second en-suite and additional shower room ensure convenience for busy households.

Externally, the home benefits from a private rear garden-perfect for summer gatherings-as well as off-road parking to the front which offers plenty of off road parking along with the double garage.

Located in a popular residential area, the property is close to local amenities, well-regarded schools, and excellent transport links, making it an ideal choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the space and quality this impressive home has to offer

## Entrance Hallway

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

## Study

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

## Lounge

Double glazed window to front elevation, double glazed patio doors to conservatory, two central heating radiators and carpet.

## Dining Room

Double glazed patio doors to conservatory, laminate flooring and storage cupboard.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric double oven, central heating radiator, laminate flooring, tiling to splash prone areas.

## Utility Room

Door to rear elevation, laminate flooring, base storage units and central heating boiler housed.

## Conservatory

Double glazed windows to rear elevation, double glazed door to garden and tiled flooring.



## Landing

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

## Bedroom One

Two double glazed windows to front elevation, central heating radiator and carpet.

## En-Suite

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle and bath.

## Bedroom Two

Two double glazed windows to front elevation, central heating radiator and carpet.

## En-Suite

Double glazed window to side elevation, .WC, wash hand basin, shower cubicle, tiling to splash prone areas and tiled flooring.

## Bedroom Three

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

## Bedroom Four

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

## Bathroom

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

## Bedroom Five

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

## W.C

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

## Front Garden

Tarmac driveway providing off road parking, laid to lawn, shrubs and plants.

## Rear Garden

Paved patio, laid to lawn, side access to frontage, shrubs and plants.

## Double Garage

Two up and over doors, power and lighting.

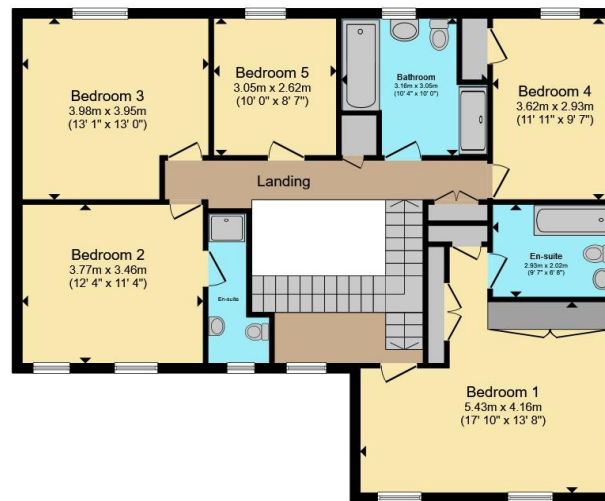








**Ground Floor**



**First Floor**

Total floor area 252.4 m<sup>2</sup> (2,717 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax  
 Awaited Band: G

Tenure: Freehold

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