



Sunnymead Road, Birmingham

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edwards



Property Description

Upon entering, you are welcomed into a bright and inviting hallway that leads through to the heart of the home — the large extended kitchen diner. This stunning open-plan space has been designed with both everyday living and entertaining in mind. Offering modern cabinetry, excellent worktop space, and room for a full dining setup, it is perfect for family meals, social gatherings, and relaxed weekend living. Large windows and thoughtful lighting ensure the room feels airy and contemporary.

To the front of the property, the peaceful living room provides a calm retreat, ideal for unwinding at the end of the day. Tastefully decorated and well-proportioned, it offers a cosy yet refined atmosphere.

Upstairs, the home features three well-sized bedrooms, each offering flexibility for family life, guest accommodation, or home-working needs. The rooms benefit from good natural light and modern finishes, creating comfortable spaces throughout.

To the rear, the property boasts a private garden — a secure and secluded outdoor area ideal for children, pets, or alfresco dining. Whether you enjoy gardening, relaxing outdoors, or hosting summer gatherings, this space offers excellent versatility.

At the front, the home benefits from a driveway providing convenient off-road parking, along with a garage offering additional storage or potential hobby space.

Entrance Hallway

Single glazed door and window to front elevation and central heating radiator.

Lounge

Double glazed bay window to front elevation and central heating radiator

Kitchen

Open plan. Double glazed double doors and window to rear elevation, two Velux windows, a range of wall and base units with quartz work surfaces over, a sink and drainer, induction hob and oven with extractor hood over, integrated dishwasher, fridge freezer and microwave, spotlights, two central heating radiators and storage cupboard.

Utility Room

Space and plumbing for washing machine, central heating radiator.

Landing

Double glazed window to side elevation, loft access with drop down ladders.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, panelled bath with shower over, heated towel rail, extractor fan, spotlights and tiling to walls.

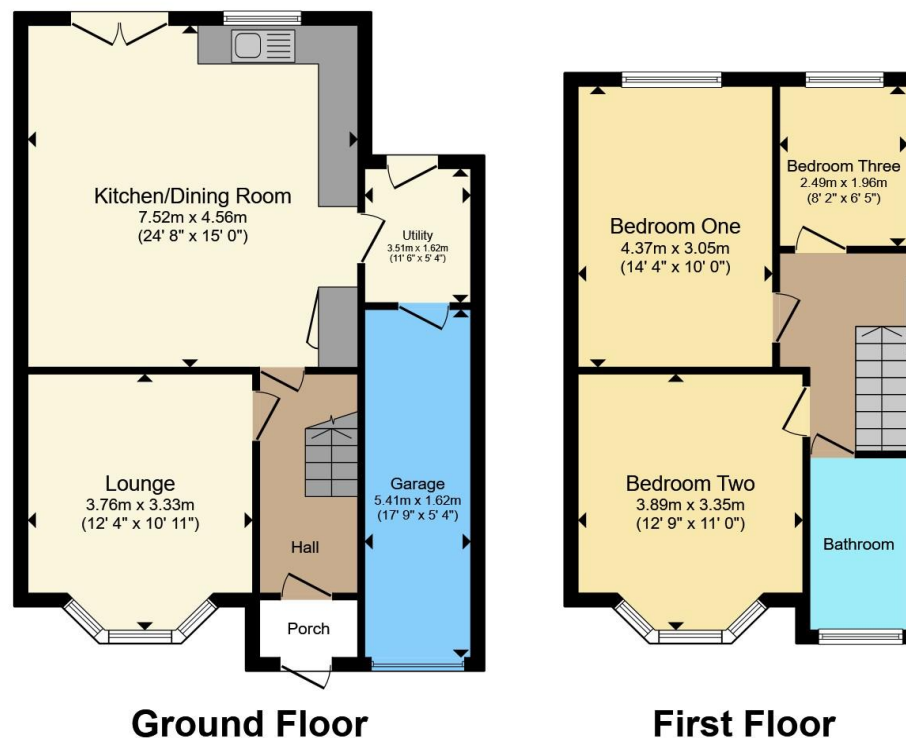
Rear Garden

Slabbed patio, decked area and laid to lawn.









Total floor area 99.7 m² (1,073 sq.ft.) approx

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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