



Benedon Road, Birmingham

burchell
edwards



Property Description

A beautifully extended and impressively versatile four-bedroom semi-detached home on the ever-popular Benedon Road, offering generous living space, modern finishes and superb potential for multi-generational living.

This attractive property benefits from a spacious driveway, a thoughtfully designed kitchen-diner, and a utility room, making it ideal for busy family life. The home has been extended to create well-balanced accommodation across the floors, including a master bedroom with ensuite, three further bedrooms, and a contemporary family bathroom.

The rear garden is a standout feature — perfect for entertaining — complete with a purpose-built bar area that brings a real sense of fun and sociability to the outdoor space. At the back of the plot sits a substantial double garage, offering excellent storage or workshop space, with clear potential to be adapted into a self-contained annex (subject to planning), making it ideal for guests, older relatives, or even rental income.

Entrance Hallway

Central heating radiator, carpet and under stairs storage cupboard.

Guest W.C

W.C, wash hand basin, heated towel rail, extractor and tiled flooring.

Lounge

Double glazed bay window to front elevation, carpet and media wall.

Kitchen/ Diner

Double glazed window to rear elevation, velux window, sliding doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven and extractor, island with breakfast bar, spotlights, central heating radiator and tiling to splash prone areas.

Utility Room

Space and plumbing for washing machine and tumble dryer, storage cupboards and work surface over, spotlights, tiled flooring, tiling to splash prone areas, central heating boiler housed.

Landing

Carpet.

Bedroom One

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

En-Suite

W.C, wash hand basin, shower, extractor and fully tiled walls.

Bedroom Two

Bay window to rear elevation, central heating radiator, carpet and built in storage.

Bedroom Three

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

Bedroom Four

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

Bathroom

Bath, corner shower with rainfall feature, W.C, wash hand basin, fully tiled, heated towel rail, spotlights, extractor.

Garden Bar

Windows to front and side elevations, power, lighting, spotlights and wood effect flooring.

Garage/ Games Room

Electric up and over door, bi folding doors, power and lighting.

Front Garden

Tarmac driveway providing off road parking.

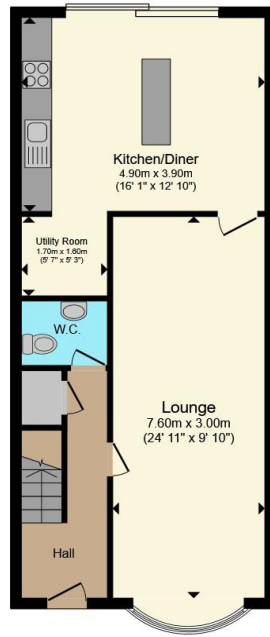
Rear Garden

Access to bar and garage/ games room, wooden storage shed, slabbed patio area, side access to frontage, outside power and outside tap.

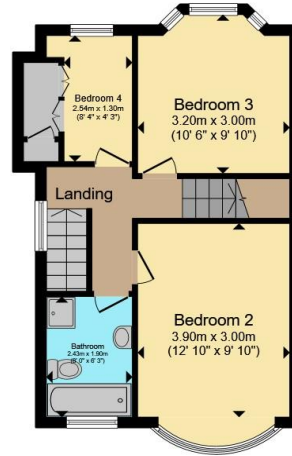




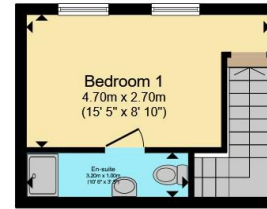




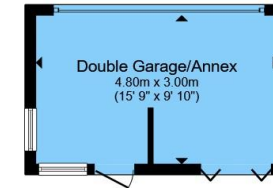
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 128.6 m² (1,384 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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