



Flaxley Road, Birmingham

burchell
edwards

Flaxley Road, Birmingham, B33 9HD

for sale offers over
£340,000



Property Description

Situated on the popular Flaxley Road, this beautifully extended four-bedroom family home offers spacious and versatile accommodation throughout, making it ideal for growing families.

The heart of the home is the impressive open-plan kitchen/diner, providing a fantastic space for everyday living, family meals and entertaining guests. Complementing the ground floor is a practical utility room and a convenient downstairs WC.

To the first floor, the property benefits from four well-proportioned bedrooms and a family bathroom, offering ample space for the whole family.

Externally, the home enjoys a driveway providing off-road parking, while to the rear is a generous garden, perfect for children to play, outdoor dining and summer gatherings.

Offering an excellent combination of space, functionality and outdoor living, this superb family home is conveniently located close to local amenities, schools and transport links.

Entrance Hallway

Wood effect flooring, central heating radiator and under stairs storage cupboard.

Lounge

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

Kitchen

French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for range cooker, washing machine and tumble dryer, extractor, island with breakfast bar, central heating radiator and wood effect flooring.

Utility Room W.C

Plumbing for washing machine, W.C and wash hand basin.

Bedroom One

Double glazed windows to side and rear elevations, central heating radiator and carpet.

Landing

Double glazed window to side elevation, carpet and stairs to bedroom one.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

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

Front Garden

Tarmac driveway providing off road parking.

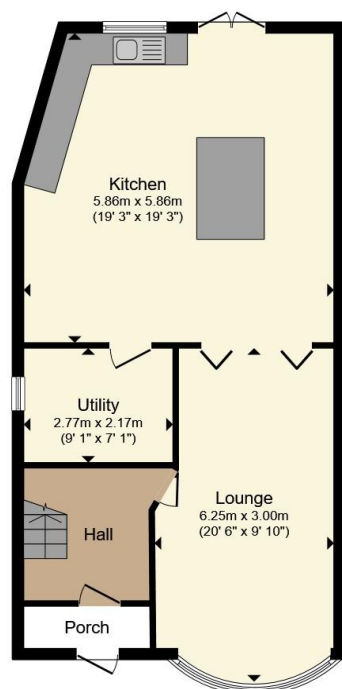
Rear Garden

Slabbed patio, laid to lawn and access to garage.





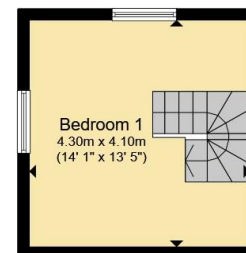




Ground Floor



First Floor



Second Floor

Total floor area 129.0 m² (1,389 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



To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
BIRMINGHAM B26 3JH

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211853



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL211853 - 0002