



Fairlawns, Birmingham





Property Description

Burchell Edwards are delighted to bring to market this beautifully presented four bedroom detached family home, situated in a quiet cul-de-sac in the popular area of Yardley, Birmingham (B26).

With a modern decor throughout, this home is very spacious, providing plenty of space for large/growing families and in brief comprises a lounge, modern fitted kitchen, dining room, utility and guest WC, four bedrooms including an en-suite to the master bedroom and a family shower room.

Additional benefits include an gorgeous log burner set in a cosy lounge, solar panels giving great efficiency and double glazing and gas central heating throughout.

Parking is plentiful here on Fairlawns, with a large driveway for multiple vehicles and an integral garage (currently used as storage but can easily be changed back if more desired).

To the rear you will discover a well-maintained rear garden complete with a timber pergola, a decking area and gated side access for extra convenience. This offers a perfect retreat for entertaining, especially in the warmer months.

Sat amongst many local shops, eateries and amenities, surrounded by great transport links with easy access to the M6/ M42 Motorway and Birmingham airport.

We recommend an early viewing to be essential in order to appreciate the space and accommodation available. Please call at your earliest convenience as we anticipate high viewing interest and do not expect this one to be around for long!

Entrance Hallway

Central heating radiator, stairs to first floor accommodation and tiled flooring.

Lounge

16' 5" max into bay x 13' 1" max (5.00m max into bay x 3.99m max)

Double glazed bay window to front elevation, log burner, central heating radiator, tiled flooring andn spotlights in bay.

Dining Room

12' 1" x 9' 2" (3.68m x 2.79m)

Double glazed French doors to rear elevation, double glazed window to side elevation, central heating radiator, spotlights and velux skylight.

Kitchen

10' 8" x 19' 8" (3.25m x 5.99m)

Doors to garage, utility room and dining room, a range of wall and base units with work surface over incorporating a sink with drainer unit, double oven and grill, electric hob with extractor fan, plumbing for dishwasher, central heating radiator, spotlights, under stairs storage.

Utility Room

11' 4" x 4' 8" (3.45m x 1.42m)

Double glazed door to rear elevation, double glazed window to side elevation, tiled flooring, spotlights, heated towel rail, central heating boiler housed, storage units, space and plumbing for washing machine.

Guest W.C

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

Landing

Storage cupboard, loft access, central heating radiator and LVT flooring.

Bedroom One

10' 6" max not into bay x 10' 6" (3.20m max not into bay x 3.20m)

Double glazed bay window to front elevation, central heating radiator, laminate flooring, spotlights and built in wardrobes with mirrored sliding doors.

En-Suite

Double glazed window to front elevation, W.C, wash hand basin, heated towel rail, shower cubicle, extractor, spotlights and tiled flooring.

Bedroom Two

15' 2" max x 7' 9" (4.62m max x 2.36m)

Double glazed windows to front and rear elevations, central heating radiator, laminate flooring and loft access via hatch.

Bedroom Three

9' 5" max x 10' 3" (2.87m max x 3.12m)

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

Bedroom Four

9' 4" x 6' 2" (2.84m x 1.88m)

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

Shower Room

Double glazed window to side elevation, W.C, wash hand basin, shower, heated towel rail, tiling to walls, tiled flooring.

Front Garden

Tarmac driveway providing off road parking and access to garage.

Rear Garden

Paved area, timber pergola, slabbed area, timber storage shed, gated side access to frontage and side storage with decked flooring.









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.focalagent.com

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: CBW210895 - 0003