



78 Birchwood Road
St Annes, Bristol, BS4 4QN

Asking Price £650,000



78 Birchwood Road

St Annes, Bristol, BS4 4QN

This stunningly renovated 1920/30's 3/4-bedroom detached house in Brislington offers a perfect blend of contemporary style and comfort. The heart of the home is the open-plan kitchen/breakfast room and dining room, featuring brand-new, integrated appliances and bi-fold doors opening onto a large raised composite decked area over looking the south facing rear garden, new flooring throughout, complete rewire and plumbing, this property is move-in ready for a growing family.

Situated on the popular Birchwood Road this property briefly consists of a porch, hallway, lounge, kitchen/breakfast room, dining room, utility, wc and study/bedroom 4 to the ground floor and 3 bedroom the master with an ensuite and stylish family bathroom to the first floor. Outside the property boasts parking to the front for up to 5 vehicles and a raised bed, to the rear is a fully enclosed sunny aspect rear garden with a wrap around raised composite decked area.

Call today to arrange your viewing.

Porch
8'9" x 3'0" (2.69 x 0.92)

Hallway
16'11" x 8'3" (5.18 x 2.52)

Downstairs wc
5'2" x 4'0" (1.60 x 1.24)

Lounge
14'9" x 16'0" (4.52 x 4.89)





Dining area
13'5" x 13'0" (4.09 x 3.98)

Kitchen area
16'9" x 9'6" (5.13 x 2.90)

Side lobby
4'4" x 3'6" (1.33 x 1.09)

Utility room
5'3" x 4'5" (1.61 x 1.35)

Study/ Bed 4
10'11" x 9'4" (3.34 x 2.86)

Landing
11'5" x 7'10" (3.48 x 2.39)

Bed One
16'1" x 14'10" (4.91 x 4.53)

Bed One ensuite
4'11" x 4'9" (1.50 x 1.45)

Bed Two
13'6" x 11'8" (4.13 x 3.58)

Bed Three
10'11" x 9'9" (3.34 x 2.98)

Bathroom
8'7" x 8'0" (2.64 x 2.44)



Floor Plan



Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

