



Delamere Road, Birmingham





## Property Description

A superbly refurbished four-bedroom dormer bungalow, finished to an exceptional standard throughout and offering spacious, flexible accommodation ideal for modern family living.

The heart of the home is the impressive open-plan kitchen diner spanning the full width of the rear of the property. Designed with both everyday living and entertaining in mind, this stunning space features contemporary fittings and bi-fold doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow.

The ground floor offers excellent versatility, comprising a welcoming living room, two well-proportioned bedrooms, a stylish family bathroom, and a separate utility room providing practical storage and laundry space.

Upstairs, the property continues to impress with two further generously sized bedrooms, served by a sleek and modern shower room, making it ideal for guests, teenagers, or a home office arrangement.

Finished to a high specification throughout, this beautifully presented dormer bungalow combines modern design with practical living, making it a truly turn-key home ready to move into. Early viewing is highly recommended to fully appreciate the quality and space on offer.

## Entrance Hall

stairs leading to landing, radiator and under stairs storage.

## Lounge

18' 9" into bay x 10' 7" ( 5.71m into bay x 3.23m ) radiator, spotlights and double glazed bay window to front.

## Kitchen

25' x 11' 4" ( 7.62m x 3.45m ) Kitchen comprising of a range of wall and base units sink and drainer oven with hob and extractor overhead, double glazed window to rear and bi fold doors.

## Utility Room

7' 9" x 4' 10" ( 2.36m x 1.47m ) boiler work top with units underneath and plumbing for washing machine.

## Downstairs Bathroom

Bath, wash hand basin, sink with vanity and mixer tap, walk in corner shower unit, heated towel rail and fully tiled.



## **Bedroom One**

10' x 19' 8" ( 3.05m x 5.99m )  
radiator, double glazed sky light, spotlights  
and double glazed window to rear.

## **Bedroom Three**

13' 5" x 9' 9" ( 4.09m x 2.97m )  
Double glazed window to side and rear.

## **Bedroom Two**

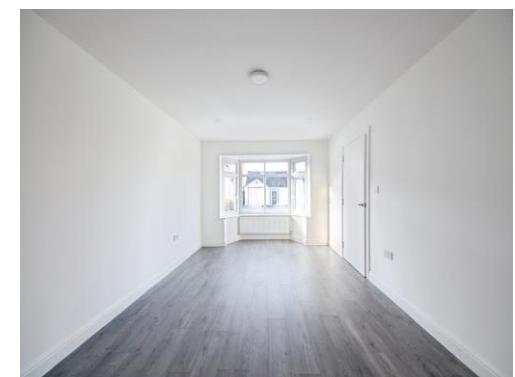
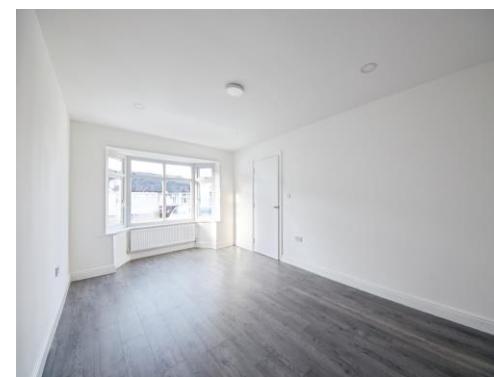
19' 10" x 10' 7" ( 6.05m x 3.23m )

## **Upstairs Shower Room**

shower, wash hand basin, w/c, heated towel  
rail and double glazed window to rear.

## **Bedroom Four**

14' 10" x 7' 10" ( 4.52m x 2.39m )  
radiator and double glazed window to front.

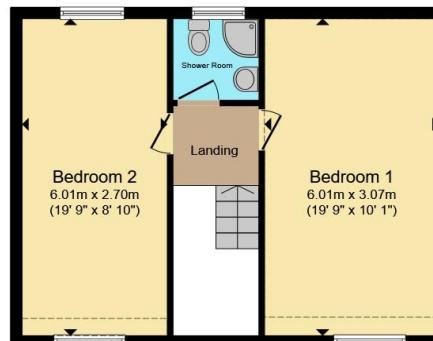








**Ground Floor**



**First Floor**

**Total floor area 137.1 m<sup>2</sup> (1,476 sq.ft.) approx**

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Tenure: Freehold

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Property Ref: SHI208548 - 0005