



Coneyford Road, Birmingham

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Property Description

Burchell Edwards are delighted to offer this beautifully presented three-bedroom mid-terraced family home situated on the popular Coneyford Road, B34.

Finished to a modern standard throughout, this spacious property is ideal for families and first-time buyers looking for a home ready to move straight into.

The accommodation briefly comprises a welcoming entrance hallway, a convenient downstairs W.C., a spacious lounge, a stylish open-plan kitchen/diner and a useful utility area, providing the perfect space for both everyday living and entertaining. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a generous rear garden with a fantastic outbuilding currently set up as a bar and entertainment space. Complete with power, lighting, and a seating area, this versatile space is perfect for hosting family and friends all year round.

Conveniently located close to a range of local amenities, schools, and transport links, this superb home offers modern living in a popular residential location.

Early viewing is highly recommended to appreciate the accommodation and unique features on offer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double glazed surround, spotlights and tiled flooring.

Entrance Hallway

Spotlights, central heating radiator, tiled flooring, stairs to first floor and meter cupboard.

Lounge

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

Kitchen/ Diner

Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, integrated oven and grill, extractor hood, integrated microwave, dishwasher, tiled flooring and spotlights.

Utility Room

Skylight, a range of wall and base storage units, tiled flooring, plumbing for washing machine.

W.C

Double glazed window to side elevation, W.C and tiled flooring.

Landing

Loft access via hatch, carpet and storage cupboard.

Bedroom One

Two double glazed windows to front elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

Two double glazed windows to rear elevation, carpet and cupboard housing boiler.

Bedroom Three

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

Bathroom

Double glazed window to rear elevation, W.C, vanity wash hand basin, bath with shower over, spotlights, central heating radiator, tiled flooring and storage cupboard.

Loft/ Office

Velux window, carpet and storage cupboard.

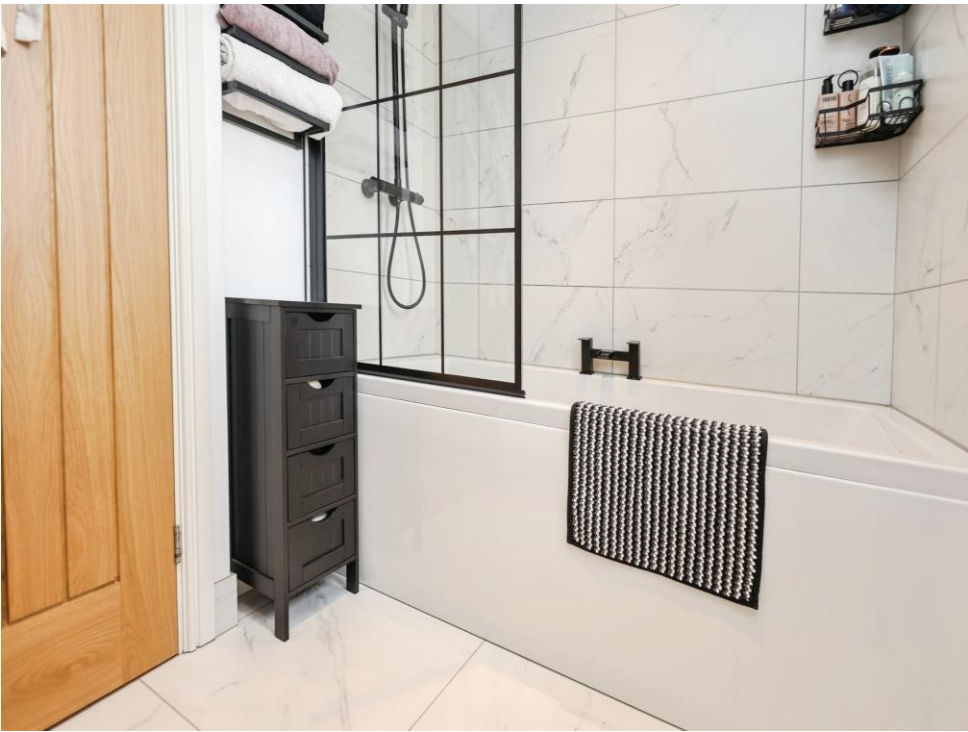
Front Garden

Driveway providing off road parking.

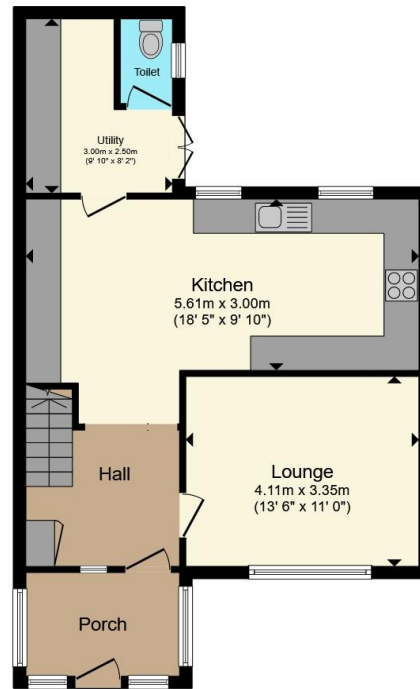
Rear Garden

Lawned area, patio area, outside tap, fencing to boundaries, bar/ entertainment room.









Ground Floor



First Floor

Total floor area 99.7 m² (1,074 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

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2-4 Hurst Lane
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211603



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.

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