



Swan Drive
Kingshurst Birmingham



Swan Drive Kingshurst Birmingham B37 6AU

for sale offers over
£325,000



Property Description

Burchell Edwards presents a three-story detached family home nestled in a peaceful cul-de-sac location. This freehold property, located in a highly sought-after area, offers an ideal living space for families, with convenient access to top-rated schools, local amenities, and scenic outdoor spaces like a nearby lake.

Spread over three well-planned floors, this home boasts four generously sized bedrooms. The master bedroom is further enhanced by an en-suite bathroom, offering a private retreat for the homeowners.

The ground floor features a welcoming entrance that leads into a spacious living room, perfect for relaxing or entertaining guests. The heart of the home is the modern kitchen/diner, complete with a utility and plenty of room for family meals. The adjacent utility room and convenient downstairs WC add to the functionality of the space.

The first floor hosts two of the four bedrooms, including the master with its en-suite, and a contemporary three-piece family bathroom. The second floor houses the remaining two bedrooms, making it an ideal setup for a growing family or accommodating guests.

Outside, the property includes a private rear garden, ideal for outdoor activities and gatherings. A driveway with off-road parking and a garage provide additional convenience, ensuring ample space for multiple vehicles.

Entrance Hallway

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

W.C

W.C, wash hand basin, central heating radiator, tiled flooring and tiling to splash

prone areas.

Lounge

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

Kitchen

Double glazed windows to front and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric double oven, gas hob, cooker hood, integrated dishwasher, spotlights, central heating radiator, tiled flooring and central heating boiler housed.

Utility Room

Base storage units, sink with drainer unit, central heating radiator, space and plumbing for washing machine.

Landing

Double glazed window to front elevation, central heating radiator, carpet and stairs to second floor accommodation.

Bedroom One

Two double glazed windows to side elevation, double glazed window to front elevation, central heating radiator and carpet.

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, central heating radiator, extractor, tiled flooring and tiling to splash prone areas.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Double glazed bay window to front elevation, double glazed window to side elevation, central heating radiator, carpet, loft access and storage cupboard.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin with vanity unit, shower cubicle, bath, central heating radiator, tiled flooring and tiling to splash prone areas.

Second Floor Landing

Carpet and airing cupboard.

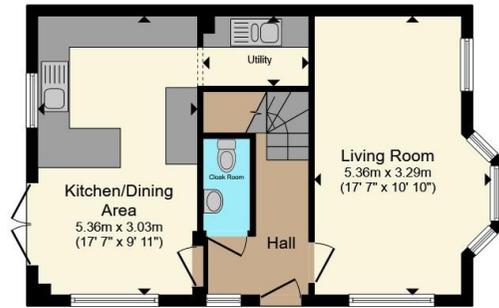
Rear Garden

Paved patio, laid to lawn and side access to frontage.

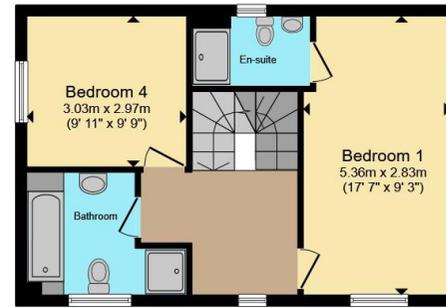




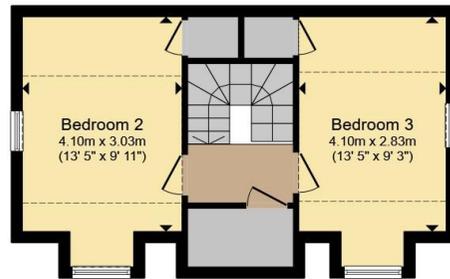




Ground Floor



First Floor



Second Floor

Total floor area 123.2 m² (1,326 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: B Council Tax
 Band: E

Tenure: Freehold

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