



Bradford Road
Birmingham

burchell
edwards



Property Description

This substantial and beautifully presented three-bedroom semi-detached home combines modern living with an abundance of character and charm. Immaculately maintained throughout, the property boasts two spacious reception rooms, a bright and versatile sun room, two stylish bathrooms and well-proportioned bedrooms, creating the perfect family home.

Externally, the property benefits from off-road parking and an exceptionally large rear garden, offering superb space for outdoor entertaining, family activities and future potential. Situated in a highly sought-after Castle Bromwich location, this outstanding home is conveniently positioned close to local amenities, schools and excellent transport links.

Viewing is highly recommended to fully appreciate the size, condition and character of this exceptional property.

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 window and double-glazed door to front elevation.

Entrance Hallway

Door to front elevation and stained-glass window to front elevation. Central heating radiator and stairs to first floor accommodation. Ceiling light and under stairs storage.

Living Room One

Double glazed bay window to front elevation, central heating radiator, T.V point, carpet and wall lights.

Living Room Two

Double glazed patio door into a bay to the garden, carpet flooring and central heating radiators, ceiling light, T.V point.

Kitchen

Double-glazed window to rear elevation. A range of wall and base units with work surface over incorporating a sink with drainer unit, breakfast bar, gas hob, single electric oven, tiling to splash prone areas. An integrated microwave, fridge, and dishwasher. Central heating radiator and laminate flooring.

Sunroom

Double-glazed window to side and rear elevation. Electric heating radiator, T.V point, laminate flooring and access to garage.

Garage

Door to front elevation, W.C., wash hand basin. Space and plumbing for washing machine and power light.

Landing

Double glazed window to front elevation. Stairs from hallway, ceiling light and carpet flooring, wall light.

Bedroom One

Double glazed bay window to front elevation, ceiling light point, laminate flooring, central heating radiator and fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation, two ceiling light points, laminate flooring and central heating radiator.

Bedroom Three

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

Bathroom

Two double glazed opaque windows to side elevation, W.C and, wash hand basin, bath with shower over, bath with mixer taps. Two ceiling lights, tiling to splash prone areas and tiled flooring.

Shower Room Ground Floor

W.C and wash hand basin, walk in shower, heated chrome towel rail, spotlights, fully tiled and storage cupboard.

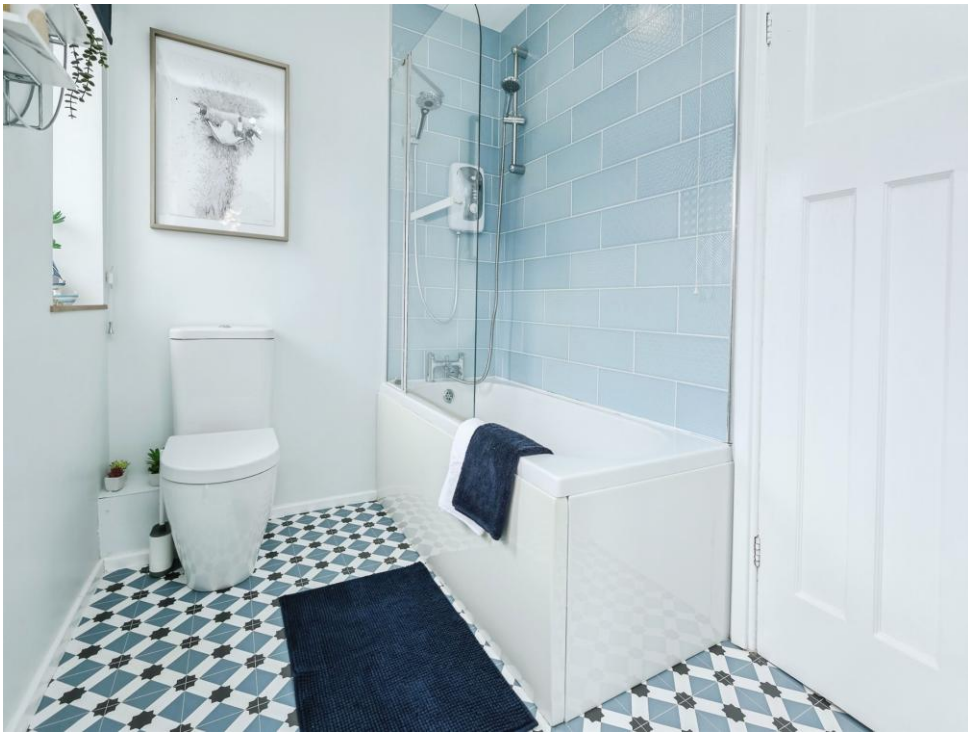
Front Garden

Block paved driveway, shrubs and plants. Side access.

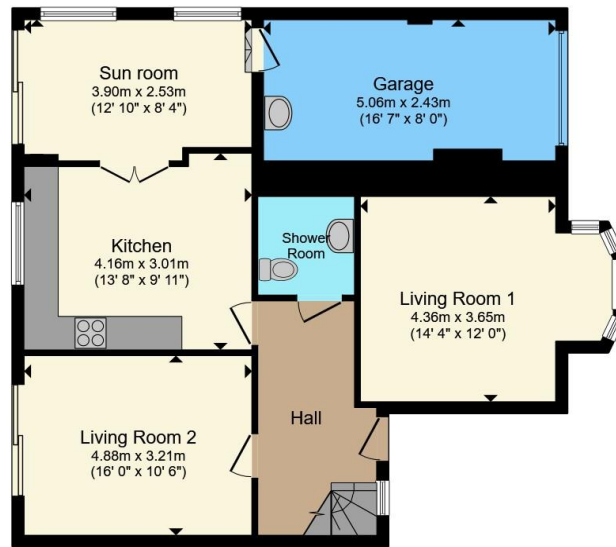
Rear Garden

Paved patio, laid to lawn, plants and shrubs. A trellis area with seating.

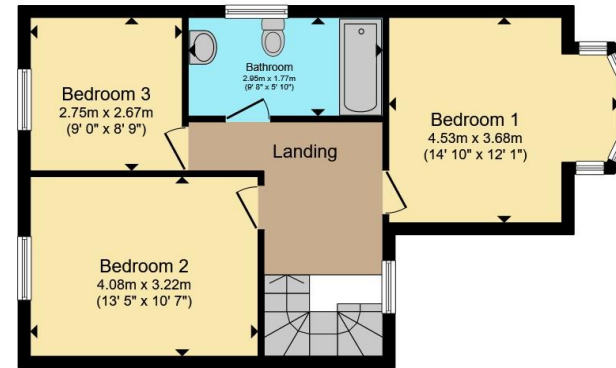








Ground Floor



First Floor

Total floor area 131.5 m² (1,415 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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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211524



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