



Short Heath Road, BIRMINGHAM

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edwards



Property Description

Offering a practical layout and considerable outside space, this three-bedroom detached home presents an excellent opportunity for first-time buyers, growing families or investors. The property benefits from a generous driveway, side access and a particularly long rear garden, providing plenty of scope for outdoor entertaining, children's play areas or further landscaping.

Internally, the accommodation includes an entrance hall, a well-proportioned lounge with space for both seating and dining furniture, a fitted kitchen and a ground-floor bathroom. The first floor provides three bedrooms, including an especially spacious main bedroom.

Short Heath Road is conveniently positioned for local shops, schools and regular transport connections, with access towards Erdington, Birmingham city centre and the surrounding motorway network.

Entrance Hall

Entered through the front door with access into the main living accommodation and stairs rising to the first floor.

Lounge

A well-proportioned reception room offering space for both lounge and dining furniture. The room features wood-effect flooring, neutral décor, a front-facing window and access through towards the kitchen.

Kitchen

Fitted with a range of white gloss wall and base units complemented by contrasting work surfaces and tiled splashbacks. There is space for freestanding appliances, a window overlooking the rear garden and access towards the rear of the property.

Ground Floor Bathroom

Fitted with a white suite comprising a panelled bath with shower and glazed screen, wash basin with vanity storage and a low-level WC. The room is finished with tiled walls and flooring.



Bedroom One

An impressive principal bedroom providing ample space for a double bed, wardrobes and additional bedroom furniture. Finished with neutral décor and carpeted flooring.

Bedroom Two

A comfortable second double bedroom with space for freestanding furniture, neutral décor and carpeted flooring.

Bedroom Three

A useful third bedroom suitable for a child's room, nursery, dressing room or home office.

Front

The property is approached across a generous driveway providing off-road parking for several vehicles. Fenced boundaries and gated side access lead through towards the rear garden.

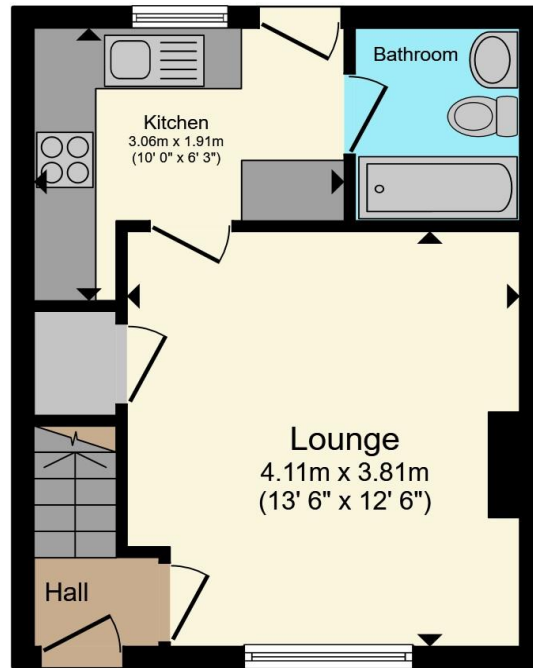
Rear Garden

A standout feature of the home, the exceptionally long rear garden offers substantial outdoor space with fenced boundaries and mature hedging. The garden provides excellent potential for landscaping, entertaining areas, children's play space or vegetable gardens, subject to the buyer's requirements.

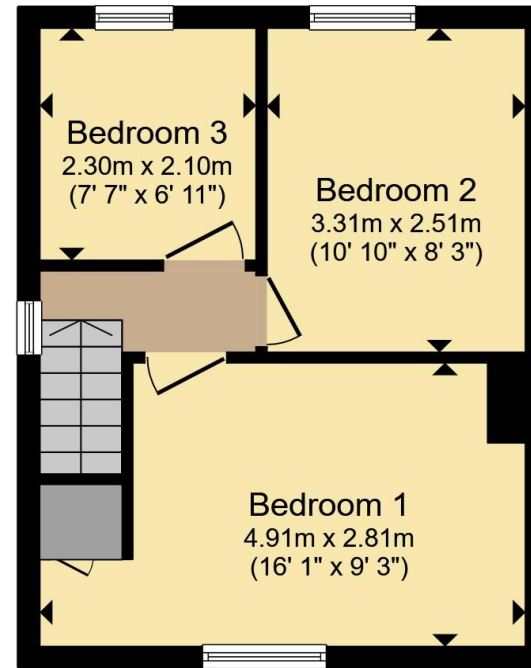








Ground Floor



First Floor

Total floor area 57.7 m² (621 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: Council Tax
 Awaited Band: A

Tenure: Freehold

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