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Friary Road  
Birmingham



## Property Description

Friary Road, B20 - Spacious Three Bedroom Family Home with Drive

Located on the well-regarded Friary Road in B20, this well-proportioned three-bedroom home offers excellent space both inside and out, ideal for families or those seeking extra room to grow.

The ground floor features a welcoming porch leading into the hall, which flows into a generous lounge providing ample space for both living and dining. The kitchen connects directly to the dining area and opens into a bright conservatory, perfect for enjoying views of the garden throughout the seasons.

Upstairs, the property offers three well-sized bedrooms, including a spacious main bedroom and two further comfortable rooms. The shower room and WC are also situated on the first floor.

Additional benefits include a private driveway and a layout that offers potential to adapt or extend (subject to planning).

Conveniently situated for local amenities, schools, and transport links, this property combines space, practicality, and a sought-after location.

## Entrance

Spotlights, Tiled Floor, One Double Radiator

## Lounge

13' 9" x 6' 9" ( 4.19m x 2.06m )

Window To Front Double Glazed, Electric Fire, Laminate Flooring, One Single Radiator

## Dining Room

10' 5" x 9' 9" ( 3.17m x 2.97m )

Laminate Flooring, Two Wall Lights, Double Doors To Kitchen, One Double Radiator

## Kitchen

19' 8" x 15' 1" ( 5.99m x 4.60m )

Window To Rear Double Glazed, Fitted Kitchen, One Single Radiator, Three Ceiling Light Points, One Double Radiator, One Sink, Door To Garden

## Landing

Window To Side Double Glazed, Spotlights, Storage And Boiler Cupboard

## First Floor Accommodation

### Bedroom One

13' 9" x 10' 9" ( 4.19m x 3.28m )

Window To Front Double Glazed, One Double Radiator, One Ceiling Light Point

### Bedroom Two

10' x 10' ( 3.05m x 3.05m )

Window To Rear Double Glazed, One Ceiling

Light Point, One Double Radiator

### Bedroom Three

7' 8" x 6' ( 2.34m x 1.83m )

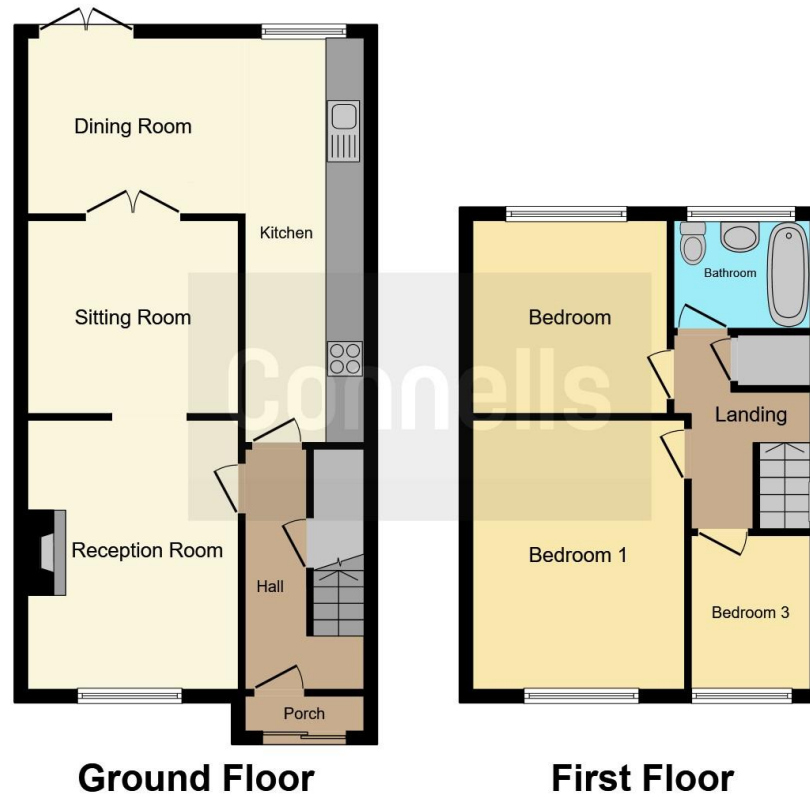
Window To Front Double Glazed, One Ceiling  
Light Point, One Single Radiator

### Bathroom









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