



Radstock Avenue
Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to offer this extended four bedroom semi-detached family home, located in the popular area of Hodge Hill, Birmingham (B36).

The property in brief benefits from a sizeable ground floor extension, consisting of an entrance porch, hallway, three reception rooms, fitted kitchen diner and a downstairs shower room. To the first floor you will discover three bedrooms, a second family bathroom with the second floor boasting a fourth bedroom in which the loft has been converted.

Additional benefits also include the installation of gas central heating, double glazing and a private driveway that provides space for multiple vehicles. To the rear a generously sized garden all paved making it very easy to maintain.

Just a short walk to the local transport links and sat amongst many local amenities/shops and eateries. Given its superb locality, the property falls within a great catchment area for local schools making this an ideal home for a growing family!

Viewings are essential to gain a sense of the space and accommodation available.

Entrance Porch

Double glazed surround, tiled flooring, spotlights and cupboard housing meters.

Entrance Hallway

Central heating radiator, laminate flooring, stairs to first floor accommodation and under stairs storage cupboard.

Reception Room One

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

Reception Room Two

Two central heating radiators, gas fire and

carpet.

Reception Room Three

Double glazed window to front elevation, two double glazed windows and patio doors to rear elevation, central heating radiator and laminate flooring.

Kitchen

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, space for appliances, extractor hood, extractor fan, tiled flooring and tiling to splash prone areas.

Downstairs Bathroom

Skylight, W.C, wash hand basin, bath, central heating radiator, tiled flooring and tiling to walls.

Landing

Double glazed window to side elevation, stairs to second floor accommodation, storage cupboard and carpet.

Bedroom One

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

Bedroom Two

Double glazed bay window to front elevation, central heating radiator, carpet and wall mounted electric heater.

Bedroom Three

Double glazed bay window to front elevation, central heating radiator, carpet and built in wardrobe.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, corner bath with shower over, extractor, central heating radiator and vinyl flooring.

Bedroom Four

Skylight, central heating radiator, carpet and storage in eaves.

Front Garden

Block paved driveway providing off road parking and outside tap.

Rear Garden

Paved garden over three levels, outside tap and fencing to all boundaries.

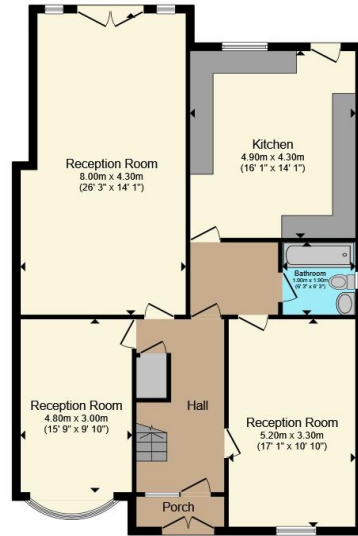
Outbuilding

Two double glazed windows and double glazed door to front elevation, carpet and lighting.





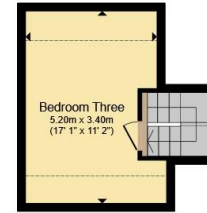




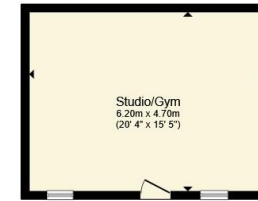
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 220.0 m² (2,368 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: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211105



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