



Lyons Grove
Birmingham

burchell
edwards

Lyons Grove Birmingham B11 4HP

for sale offers in the region of
£365,000



Property Description

Discover your dream home in the heart of Sparkhill, Birmingham! This beautifully presented five-bedroom semi-detached house is perfect for first-time buyers, growing families, or savvy landlords.

Nestled in a prime residential area, you'll enjoy easy access to local amenities including shops, schools, and parks. With the A34 (Stratford Road) nearby, commuting to Birmingham City Centre, Solihull, the M6, and M42 is a breeze.

The property boasts a welcoming porch, a spacious entrance hallway, a cozy lounge, a modern kitchen/diner, a bright conservatory, and a versatile downstairs fourth bedroom. Upstairs, you'll find three well-appointed bedrooms, a family bathroom, and an additional W.C. The second floor features a generous loft room, perfect for extra living space. Outside, there's a convenient driveway at the front and a charming paved garden at the rear.

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 door to front elevation and laminate flooring.

Lounge

15' 10" into recess x 16' 8" (4.83m into recess x 5.08m)

Two double glazed windows to side elevation, laminate flooring and sliding doors to kitchen.

Kitchen

16' 2" x 10' 8" (4.93m x 3.25m)

Double glazed window to side elevation, French doors to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, space and plumbing for washing machine.

Conservatory

16' 7" x 10' 5" (5.05m x 3.17m)

French doors to garden and central heating radiator.

Landing

Double glazed window to side elevation and central heating radiator.

Bedroom One

11' 1" x 9' 10" plus wardrobe (3.38m x 3.00m plus wardrobe)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

9' 3" x 6' 4" (2.82m x 1.93m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

15' 5" x 10' 1" (4.70m x 3.07m)

Double glazed window to front elevation, central heating radiator and spotlights.

Bathroom

Obscure double glazed window to front elevation, wash hand basin with vanity unit, corner bath with shower over, heated towel rail, spotlights and illuminated mirror.

W.C

Double glazed obscure window to side elevation and central heating radiator.

Loft Space

16' 6" x 12' 4" to eaves (5.03m x 3.76m to eaves)
Restricted head height. Velux windows to

front and rear elevations, central heating radiator and storage in eaves.

Front Garden

Driveway providing off road parking for four vehicles and security lighting.

Rear Garden

Block paved area, five trees and gated side access to frontage.

Agent Note

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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.focalagent.com

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208459



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