

Herondale Road
Birmingham

burchell edwards

Herondale Road
Birmingham B26 1ND

for sale offers over
£260,000







Property Description

A well-presented three-bedroom semi-detached home located on the sought-after Herondale Road, offering spacious accommodation and excellent family living. The property features a private driveway, a bright lounge, and a generous kitchen/diner with direct access to the garden. A convenient downstairs WC adds to the practicality of the ground floor layout.

Upstairs, the home offers three good-sized bedrooms and a modern family bathroom. To the rear, a large, beautifully maintained garden provides ample space for outdoor entertaining, children's play, or future extension potential (subject to planning).

Ideally positioned close to local amenities, schools, and transport links, this is an ideal home for families, first-time buyers, or anyone seeking a comfortable and well-located property.

Entrance Hall

Double glazed door and window to front aspect

Lounge

Double glazed bay window to front aspect and door to rear garden, central heating radiator and ceiling light point.

Kitchen

Double glazed window to rear aspect, a fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer with mixer tap, gas hob and electric oven with extractor hood over, central heating radiator, part tiled walls.

Utility

Wall and based units with access to the rear garden.

Downstairs W.C

Double glazed windows to front aspect, wash hand basin, and WC

Landing

Double glazed window to side aspect and loft hatch giving access to storage.

Bedroom One

Double glazed window to rear aspect, central heating radiator and TV point.

Bedroom Two

Double glazed bay window to front aspect and central heating radiator.

Bedroom Three

Double glazed window to front aspect and central heating radiator.

Bathroom

Double glazed window to rear aspect, hand wash basin with mixer tap and vanity unit, WC, bath with mixer tap and electric shower over, extractor fan.

Garden

Slabbed Patio area with grass lawn providing a peaceful and private space







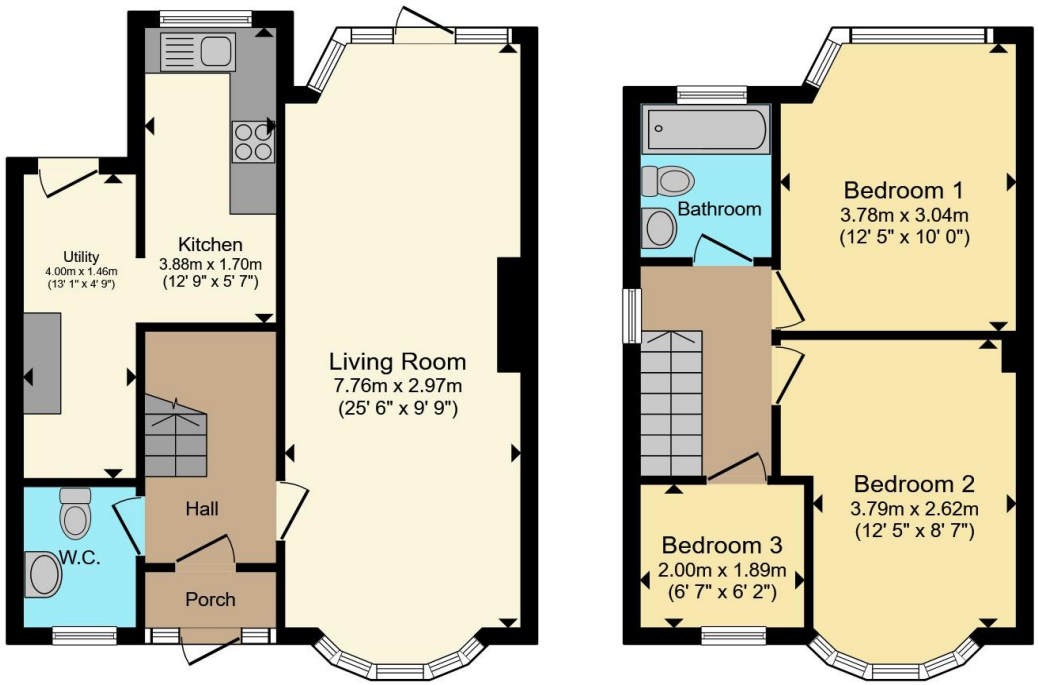












Ground Floor **First Floor**

Total floor area 82.9 m² (893 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: C

Tenure: Freehold

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