

Berryfield Road
Birmingham

burchell edwards

Berryfield Road
Birmingham B26 3UJ

for sale offers in excess of
£270,000







Property Description

A well-presented three-bedroom semi-detached family home offered for sale with no onward chain, making it an ideal purchase for first-time buyers, families, or investors alike.

The accommodation briefly comprises an entrance hall, two spacious reception rooms providing flexible living and dining space, a fitted kitchen with a range of wall and base units, and a conservatory overlooking the rear garden.

To the first floor are three well-proportioned bedrooms and a modern family shower room.

Externally, the property benefits from off-road parking to the front, while to the rear there is an enclosed garden offering a private outdoor space ideal for relaxing and entertaining.

Conveniently located close to local amenities, schools, and transport links, this property presents an excellent opportunity to acquire a family home with the added advantage of no upward chain. Early viewing is highly recommended.

Entrance Hallway

Double glazed door and window to front elevation, central heating radiator and under stairs storage cupboard.

Lounge

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

Dining Room

Double glazed bay window to front elevation, central heating radiator and double doors to lounge.

Kitchen

Double glazed windows to rear and side elevations, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven gas hob, cooker hood, central heating radiator, tiling to walls, tiled flooring, space and plumbing for washing machine.

Conservatory

Double glazed windows to rear and side elevations, double glazed double doors to rear elevation, central heating radiator.

Landing

Double glazed window to side elevation and loft access via hatch.

Bedroom One

Double glazed bay window to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation and fitted wardrobes.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle with rainfall shower, central heating radiator, tiling to walls and floor.







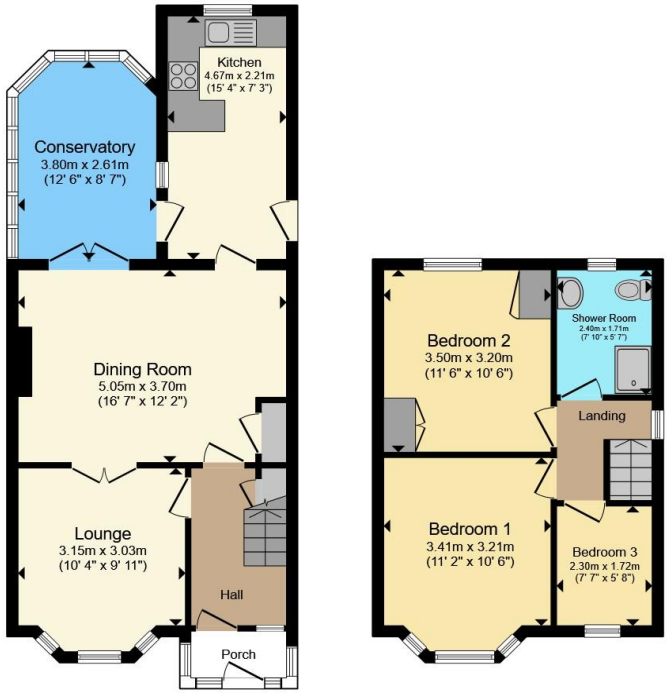












Total floor area 92.3 m² (993 sq.ft.) approx

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

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To view this property please contact Burchell Edwards on

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EPC Rating: E

Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211801

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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