

Fowey Road
Birmingham

burchell edwards

Fowey Road
Birmingham B34 6DS

for sale offers over
£300,000







Property Description

Burchell Edwards are delighted to bring to market this well-presented three-bedroom semi-detached home, conveniently located in the sought-after area of Hodge Hill (B34). Offering spacious and versatile accommodation ideal for families, first-time buyers and those looking to upsize.

Upon arrival, homeowners will discover off-road parking by-way of a driveway and an enclosed entrance porch.

The ground floor comprises a large through lounge, well-appointed kitchen, utility space and a convenient guest WC.

For added comfort and luxury, the lounge, kitchen and bathroom all benefit from underfloor heating.

Upstairs, the property offers three well-proportioned bedrooms together with a family bathroom.

Externally, the home boasts a private rear garden, providing a private outdoor space perfect for relaxing, entertaining, with a versatile space that would make an ideal home office, gym area or additional storage.

Situated within easy reach of local amenities, reputable schools, transport links and commuter routes, this fantastic home combines comfort, practicality and convenience in one desirable package.

An early viewing is highly recommended to appreciate the accommodation available. 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 windows all around.

Entrance Hallway

Double glazed window to side elevation. Stairs to first floor accommodation, central heating radiator, laminate flooring, under stairs storage cupboard and meter cupboard.

Lounge/Diner

Double glazed bay window to front elevation, double glazed sliding patio doors to rear elevations. Laminate flooring, central heating radiator, vertical wall radiator, under floor heating, spotlights.

Guest W.C

W.C, wash hand basin, ceiling light point, heated towel rail and tiled flooring.

Kitchen

Double-glazed window to rear elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, gas hob with extractor hood. Integrated double oven and grill, tiling to splash prone areas and tiled flooring, under floor heating.

Utility

Tiled flooring, ceiling light points, space and plumbing for appliance.

Landing

Loft access via hatch, carpet flooring, ceiling light point.

Bedroom One

Double glazed bay window to front elevation,

carpet flooring, spotlights, central heating radiator and fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation, carpet flooring, spotlights, central heating radiator and fitted wardrobes.

Bedroom Three

Double glazed window to front elevation, ceiling light points, central heating radiator.

Shower Room

Double glazed opaque window to rear elevation. Shower cubicle, W.C, wash hand basin, under floor heating and tiled flooring.

Rear Garden

All paved, flower beds, outside tap and fenced boundaries. Home office/ storage.

Parking

Block paved driveway with dropped kerb.

Home Office/ Storage

Tiled flooring, multiple ceiling light points and electric points.












Allergy Steam







Ground Floor **First Floor**

Total floor area 105.7 m² (1,138 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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2-4 Hurst Lane
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

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