



Coleshill Road, Birmingham

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Property Description

Burchell Edwards are proud to present this beautifully presented five-bedroom detached family home, extensively extended and ideally positioned within a sought-after area of Hodge Hill (B36).

This exceptional family home has been fully modernised throughout and offers spacious accommodation for all the family.

Briefly comprising an entrance porch, large hallway, two reception rooms, a bespoke breakfast kitchen diner and a modern downstairs shower room to complete the ground floor.

Spread across three floors, the accommodation continues to impress with a master bedroom with an en-suite, a further four bedrooms, each one being double in size and a modern family bathroom.

Externally, the property offers ample off-road parking by-way-of a large driveway, surrounded by excellent local amenities, shops- falling within some fantastic school catchment areas.

The impressive design creates a wonderful family space and boasts a generously sized private rear garden that is perfect for hosting guests, particularly during the warmer months. This home is ready to move in to and requires no work!

Viewing is highly recommended to fully appreciate the space, quality and accommodation on offer.

Entrance Porch

Tiled flooring, under floor heating and spotlights.

Entrance Hallway

Tiled flooring, under stairs storage cupboard, under floor heating, spotlights and stairs to first floor accommodation.

Reception Room One

Double glazed bay window to front elevation, double glazed window to front elevation, spotlights, laminate flooring, under floor heating and media wall with electric heater.

Reception Room Two

Double glazed bi folding doors to rear elevation, under floor heating, laminate flooring and spotlights.

Kitchen

Double glazed window to rear elevation, double glazed door to side elevation, skylight, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated double oven, grill, washing machine, dryer and microwave, spotlights, vertical wall radiator, under floor heating, tiled flooring, breakfast island with storage.

Downstairs Shower Room

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle, under floor heating, spotlights, tiling to walls and tiled flooring.



Landing

Double glazed window to side elevation, spotlights, central heating radiator, airing cupboard, carpet and stairs to second floor accommodation.

Bedroom One

Double glazed bay window to front elevation, two central heating radiators, two fitted wardrobes, laminate flooring and door to en-suite.

En-Suite

Double glazed door to front elevation, shower cubicle, W.C, wash hand basin, spotlights, extractor, heated towel rail, tiling to walls and tiled flooring.

Bedroom Two

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

Bedroom Three

Double glazed window to rear elevation, laminate flooring, spotlights and fitted wardrobes.

Bedroom Four

Double glazed window to front elevation, fitted wardrobes, spotlights and laminate flooring,

Bedroom Five

Two double glazed windows to front elevation, three roof windows, central heating radiator, spotlights, fitted wardrobes and storage in eaves.

Front Garden

Block paved driveway providing off road parking.

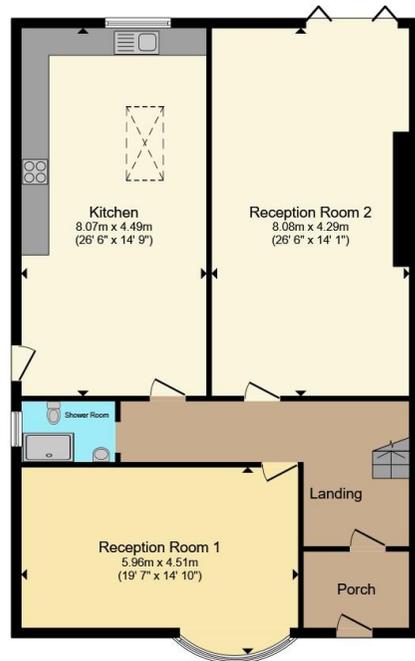
Rear Garden

Lower patio area and steps to upper lawned area, outside tap, storage shed, fencing to all boundaries and gated side access to frontage.

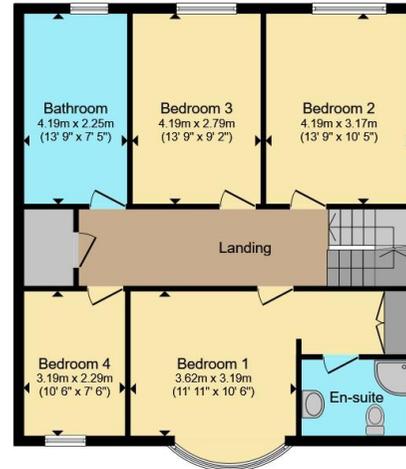




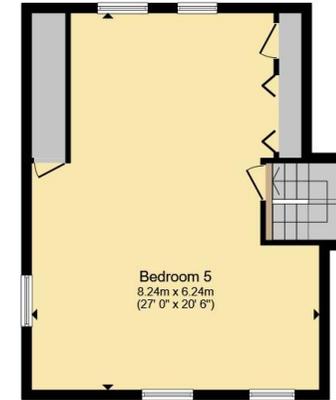




Ground Floor



First Floor



Second Floor

Total floor area 242.3 m² (2,608 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



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211122



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