



Rymond Road
BIRMINGHAM

burchell
edwards

Rymond Road BIRMINGHAM B34 6BS

for sale
£425,000



Property Description

Situated on the popular Rymond Road, B34, this spacious and well-presented four-bedroom semi-detached family home offers generous living accommodation throughout and is ideal for growing families.

The property benefits from a large driveway providing ample off-road parking for multiple vehicles. Upon entering, you are welcomed by a spacious interior with versatile living spaces designed to accommodate modern family life.

To the rear, the property boasts a substantial garden, offering plenty of outdoor space for entertaining, family activities, or future landscaping potential.

A standout feature of the home is the converted garage, which has been thoughtfully transformed to provide additional living accommodation and conveniently leads to a modern downstairs shower room, making it ideal for use as a home office, playroom, gym, or guest accommodation.

The first floor offers four well-proportioned bedrooms together with a family bathroom, providing excellent space for larger families.

Conveniently located close to local amenities, schools, transport links, and commuting routes, this fantastic property combines space, practicality, and flexibility, making it an excellent opportunity for prospective buyers. 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 Hallway

Double glazed door to front elevation, central heating radiator, laminate flooring, stairs to first floor accommodation and under stairs storage.

Lounge

Double glazed windows to front and rear elevation, double glazed patio doors to rear elevation, two central heating radiators and laminate flooring.

Dining Room

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

Kitchen

Double glazed window to rear elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, space and plumbing for washing machine, central heating radiator, central heating boiler, spotlights, tiled flooring and tiling to splash prone areas.

Landing

Carpet and loft access.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, tiled flooring.

Bedroom Four

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

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath and fully tiled walls.

Ground Floor Shower Room

W.C, vanity wash hand basin, shower cubicle, central heating radiator and fully tiled.

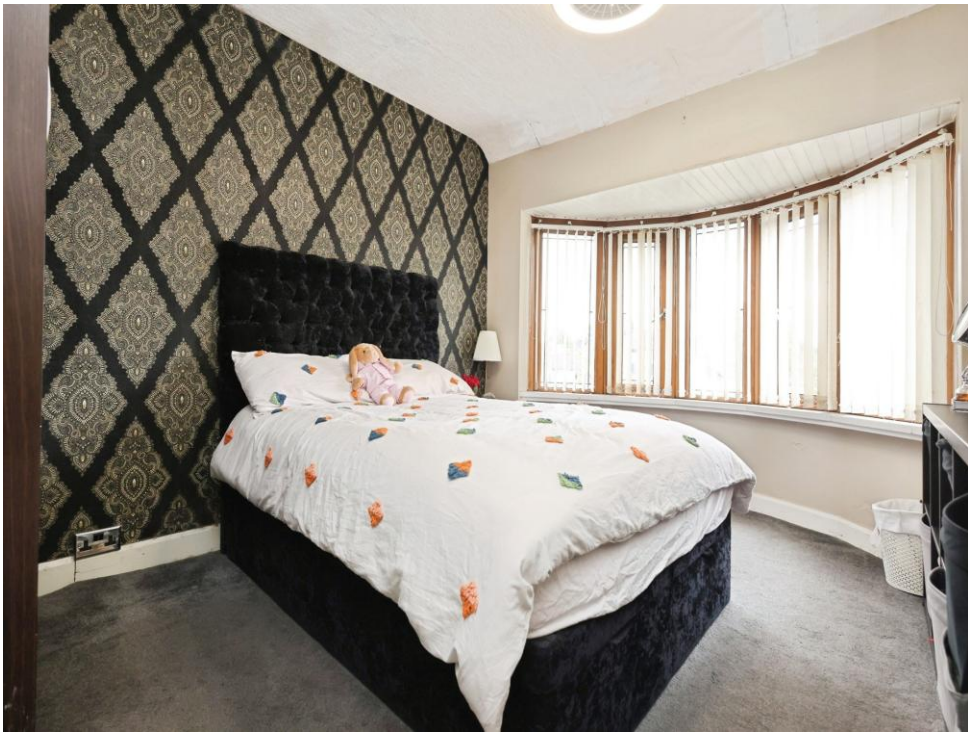
Front Garden

Paved driveway providing of road parking.

Rear Garden

Paved patio area, laid to lawn, shrubs and plants.

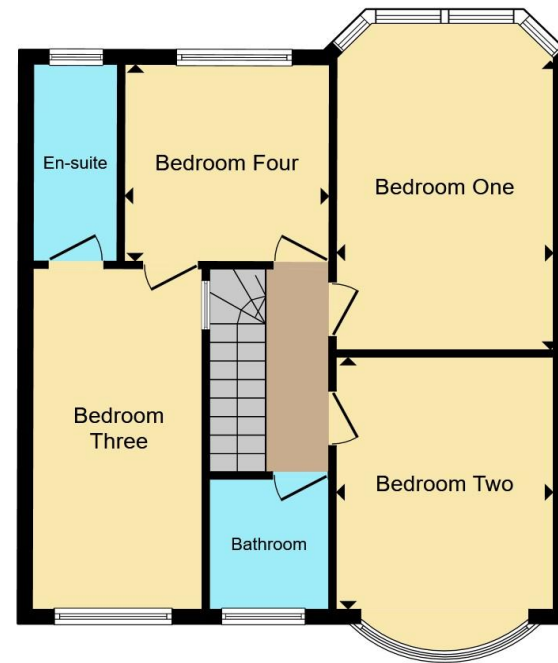








Ground Floor



First Floor

Total floor area 126.9 m² (1,366 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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211653



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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