

Orpwood Road
Birmingham

burchell edwards

Orpwood Road
Birmingham B33 8LN

for sale
£260,000







Property Description

Situated in the popular residential area of Lea Hall, Birmingham, this well-presented four-bedroom semi-detached home offers spacious and versatile accommodation ideal for families and first-time buyers alike.

The property is approached via a front garden and opens into a welcoming entrance hallway. To the front of the home is a comfortable lounge which flows seamlessly into a useful study area, creating a flexible living space that can easily be utilised as a dining room, home office, or playroom to suit individual requirements.

The ground floor also benefits from a fitted kitchen and a family bathroom, providing practical family living.
Upstairs, the property offers four well-proportioned bedrooms along with a separate W.C., adding convenience for busy households.

Externally, the property enjoys both front and rear gardens, with the rear garden providing an excellent outdoor space for entertaining, gardening, or relaxing during the warmer months.

Conveniently located close to local amenities, schools, transport links, and commuter routes, this spacious family home presents an excellent opportunity for those seeking flexible accommodation in a well-connected Birmingham location.

Study
11' 2" x 8' 11" (3.40m x 2.72m)
Double glazing to front and side, ceiling light, wall sockets, radiator

Lounge
15' 1" x 11' 10" (4.60m x 3.61m)
Double glazing to front, fireplace, ceiling light, wall sockets, radiator

Kitchen
15' 1" x 6' 3" (4.60m x 1.91m)
Double glazing to rear, ceiling light, oven, hob, extractor fan, wall sockets, radiator, wall and base units, storage

Bathroom

Bath with shower, wash hand basin, w.c, radiator, obscure window to side

Bedroom Two
11' 2" x 9' 2" (3.40m x 2.79m)
Double glazing to front, ceiling light, wall sockets, radiator

Bedroom One
.12' 2" x 11' 10" (3.71m x 3.61m)
Double glazing to front, fitted wardrobes, ceiling light, wall sockets, radiator

Bedroom Three
11' 10" x 8' 6" (3.61m x 2.59m)
Double glazing to rear, radiator, wall sockets, ceiling light

Upstairs W.C

Obscure window to rear, radiator, wash hand basin, w.c

Bedroom Four
11' 6" x 6' 7" (3.51m x 2.01m)
Double glazing to rear, radiator, wall sockets, ceiling light







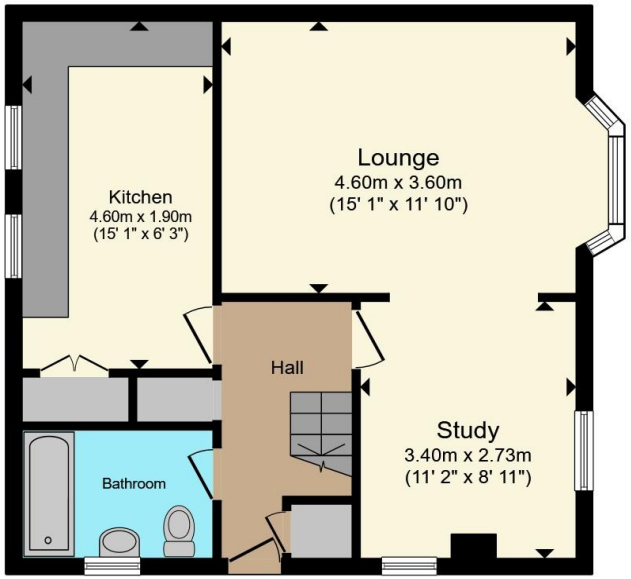




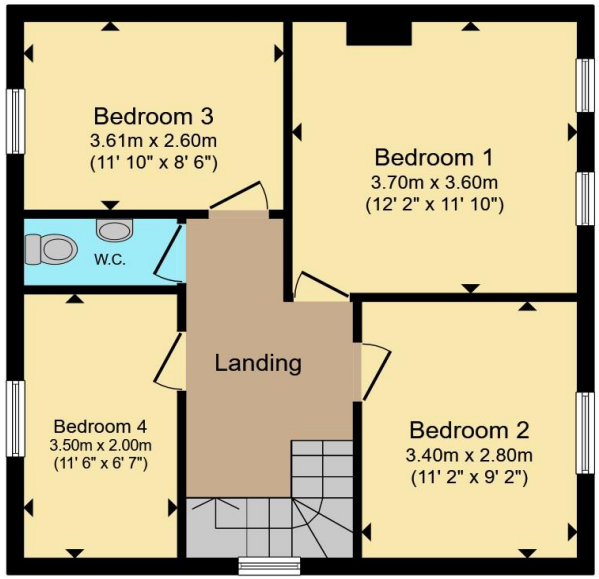








Ground Floor



First Floor

Total floor area 102.6 m² (1,104 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: Awaited

Council Tax Band: B

Tenure: Freehold

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The Property Ombudsman

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