



Orphanage Road, Birmingham

**burchell  
edwards**



# Orphanage Road, Birmingham, B24 9JG

for sale offers over  
**£500,000**



## Property Description

A genuinely stunning four double bedroom detached period property located in a very popular road near Erdington centre that has to be seen to be fully appreciated! This beautiful family home dates back to the early 1900's and has many of the original character features still intact, such as the original timber front door and the stunning Minton tiled floor in the entrance hall. With three spacious reception rooms, four double bedrooms, large driveway, three toilets and so many other amazing selling points, this is a property that you really don't want to miss!

## Approach

Small frontage with walled boundary and a gravelled driveway to the side with space for four cars.

## Entrance Porch

Large timber original door and single glazed window to front aspect and original Minton mosaic floor.

## Entrance Hall

Stained glass door and windows to front aspect, a large grand hall with original Minton tiled floor, stairs to the first floor and modern central heating radiator.

## Cloakroom

Double glazed window to side aspect, shower cubicle, hand wash basin, WC, heated towel rail, extractor fan and half tiled walls.

## Lounge

14' 11" x 16' 3" into bay (4.55m x 4.95m into bay)  
Large UPVC double glazed bay window to front aspect with shutters, central heating radiator, TV point and beautiful high ceiling with original plaster coving.

## Dining Room

13' 11" x 14' 11" (4.24m x 4.55m)  
Large room with UPVC French doors leading to the garden, central heating radiator and TV point.

## Kitchen

21' 8" x 11' 10" (6.60m x 3.61m)  
Double glazed UPVC windows to rear and side aspects, UPVC door to side aspect, a large open space with a fitted kitchen comprising of a full selection of wall and base units with granite work surfaces over, a ceramic sink, gas hob and electric oven with extractor hood over, space and plumbing for a dishwasher and a fireplace with a gas fire.

## Utility Room

8' 10" x 8' 4" (2.69m x 2.54m)  
Double glazed UPVC window and door to side aspect, wall and base units and double ceramic sink.

## Landing

Gallery style landing with a Velux roof window and central heating radiator.

## Bedroom One

14' 10" x 13' 10" plus bay (4.52m x 4.22m plus bay)  
Double glazed UPVC bay window to front aspect, central heating radiator, high ceilings and door to the family bathroom.

## Bedroom Two

13' 10" x 14' 11" (4.22m x 4.55m)  
Double glazed window to rear aspect, central heating radiator and high ceilings.

## Bedroom Three

11' 11" x 10' 7" (3.63m x 3.23m)  
Double glazed UPVC windows to rear and side aspects and central heating radiator.

## Bedroom Four

11' 11" x 8' 7" (3.63m x 2.62m)  
Double glazed UPVC window to side aspect, central heating radiator and loft hatch giving access to storage.

## Shower Room

Double glazed window to side aspect, single shower cubicle, hand wash basin, WC, heated towel rail and fully tiled.

## Shower Room

Double glazed window to side aspect, single shower cubicle, hand wash basin, WC, heated towel rail and fully tiled.

## Bathroom

Freestanding bath, double shower cubicle, hand wash basin with vanity unit, WC, extractor fan, tiled floor and half tiled walls.

## Cellar

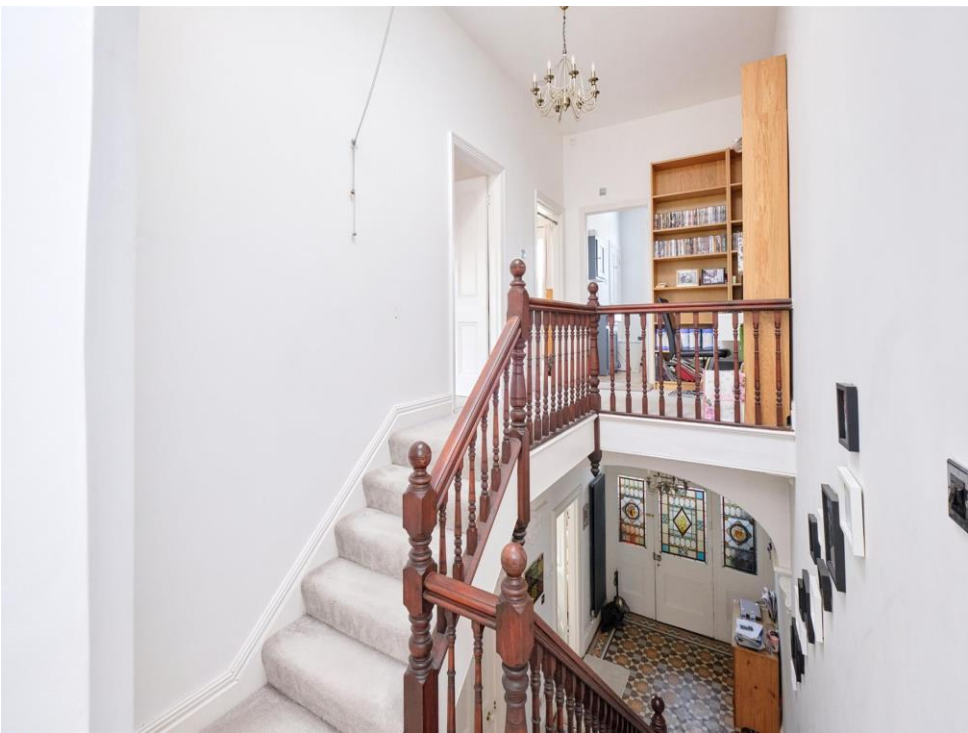
7' 2" x 15' 5" (2.18m x 4.70m)  
Fully tanked with power points and lighting.

## Garden

Block paved patio garden with side access and shed.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

Unit 3 Queens Court, Gravelly Hill Erdington  
 BIRMINGHAM B23 6BJ

**EPC Rating: E**

**Tenure: Freehold**

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ERD204880 - 0001