



## 8 Bowler Road, Birmingham, B16 0NH

**Asking Price £399,950**

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom detached home for sale. Located on Bowler Road, the property is situated within a modern development and highly sought after estate.

Offering excellent transport links into Birmingham City Centre, the brand new Midland Metropolitan University Hospital is a stones throw away along with nearby schools. Outdoor space includes the ever popular Edgbaston Reservoir and Summerfield Park.

In brief, the property comprises, driveway parking and garage. A welcoming entrance hallway, with spacious lounge to the front and benefitting from a downstairs WC. To the rear of the property is an open plan kitchen diner and convenient utility room.

The first floor accommodation boasts a spacious landing with loft access. Master bedroom with a modern en-suite shower room. Two further double bedrooms and family bathroom. To the rear of the property is a private garden with side access to the garage.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.



### Entrance Hallway



Welcoming hallway with obscure glazed front door and window to side elevation. Understairs storage, ceiling light point and gas central heating radiator.

### Lounge



Spacious lounge benefitting from double glazed window to front elevation, carpeted flooring, gas central heating radiator and ceiling light point.

### Kitchen Diner



Open plan kitchen diner, with a range of base and wall units. Sink and drainer unit, gas hob, integrated dishwasher and extractor hood. Two ceiling light points, gas central heating radiator and windows to rear elevation. Further benefitting from French doors leading to the garden.

### Utility Room



Obscure glazed side door, plumbing for appliances, partially tiled wall and worktop. Ceiling spotlight and gas central heating radiator.

### Guest WC



Low level flush WC, hand wash basin, gas central heating radiator and ceiling spotlight.

### Landing

Spacious landing benefitting from window to side elevation and pull down loft hatch. Wooden banister and ceiling light point.

### Master Bedroom



Large master bedroom benefitting from access to

en-suite, window to front elevation, fitted wardrobes, carpeted flooring, ceiling light point and gas central heating radiator.

### Master En-suite



Modern en-suite with mains shower cubicle, low level flush WC and vanity unit. Obscure glazed window to front elevation and towel radiator.

### Bedroom 2



Double bedroom with double glazed window to rear elevation, gas central heating radiator, ceiling light point and carpeted flooring.

### Bedroom 3



Double bedroom with double glazed window to rear

elevation, gas central heating radiator, ceiling light point and carpeted flooring.

### Bathroom



Modern family bathroom with low level flush WC and vanity unit. Obscure glazed window to side elevation, mains shower over bath and partially tiled walls. Towel radiator and ceiling light point.

### Garden/ Garage



Predominantly laid to lawn, paved patio area and fenced boundaries. Side access to garage and side gate. Spacious single garage with lighting and electrics.

### General Information

Freehold

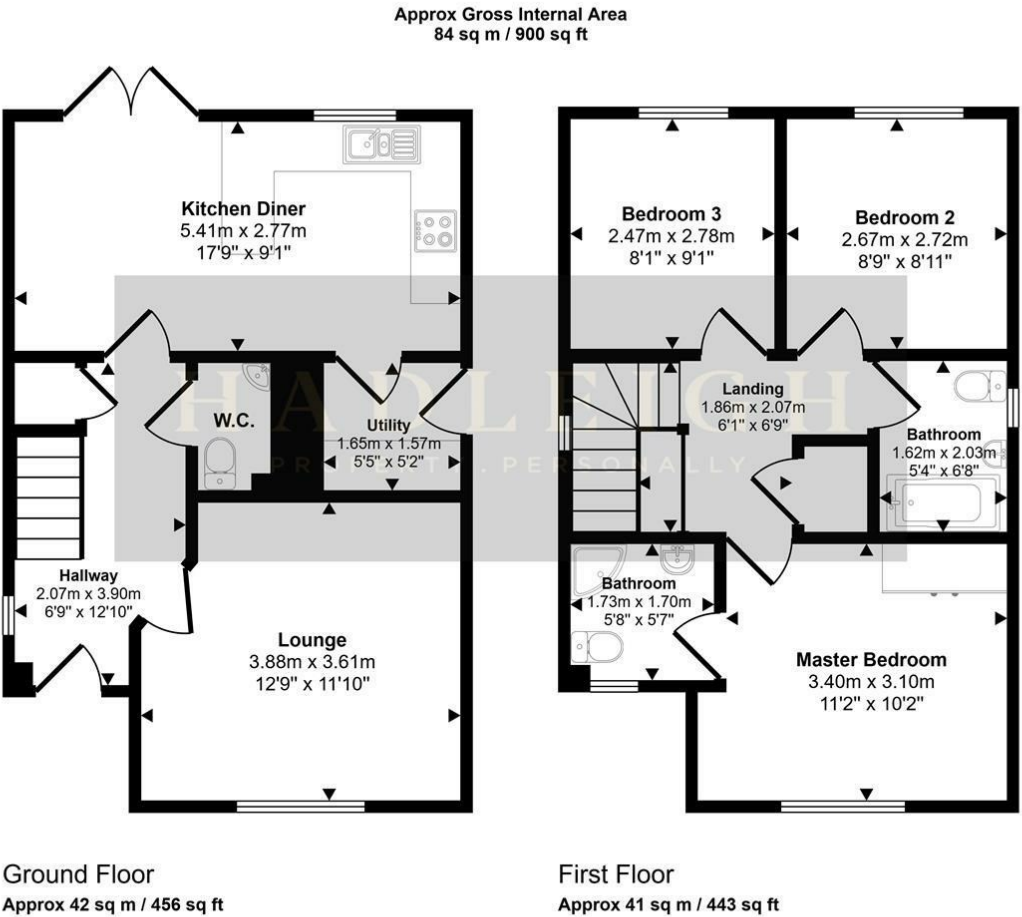
Estate Charge: £230 was paid for the last year

Council Tax Band: C

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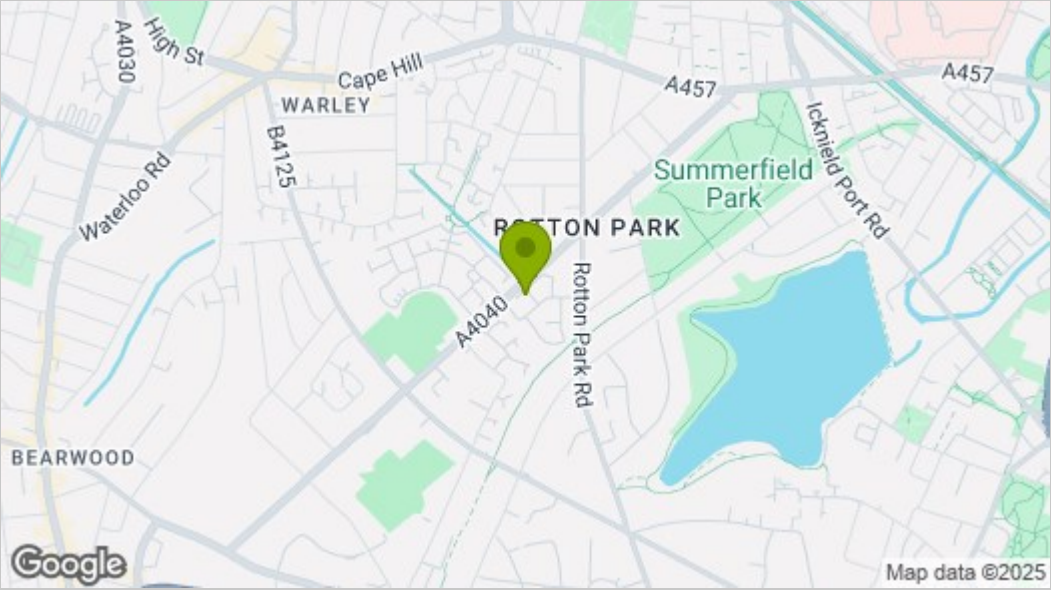


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

