



Copthall Road , Birmingham B21 8JJ

- Four Double Bedrooms: Generously sized rooms offering plenty of natural light and comfort.
- Modern High-Spec Kitchen: Recently renovated with new tiles, ceiling, and high-end finishes.
- Ample Storage: A thoughtful layout with built-in storage solutions throughout the home.
- Driveway & Garage: Renovated driveway with interlocks and an integral garage, providing plenty of parking and storage.
- Three Reception Rooms: Versatile spaces for family activities, entertaining, or additional bedroom use.
- Two Bathrooms: A ground floor shower room and a first-floor modern family bathroom, both newly refurbished.
- Private Rear Garden: Beautifully maintained and ideal for outdoor activities and relaxation.
- Prime Location: Situated in a desirable crescent near excellent schools, places of worship, local shops, and convenient transport links.

Offers In The Region Of £310,000 Freehold

Local Authority
Council Tax Band **C**
EPC Rating **E**

Lounge

13'6" x 11'10"

A beautifully presented main living room featuring large windows allowing in plenty of natural light. Newly tiled flooring, modern radiator, and fresh plastered walls complete this relaxing family space.

Dinning Room

12'9" x 10'9"

A generous second reception room ideal for family meals or entertaining. Overlooks the rear garden and benefits from stylish finishes and ample space for a full dining suite.

Reception room

9'6" x 7'2"

Currently used as an additional bedroom, this versatile space could also serve as a home office,.

Kitchen

17'2" x 7'5"

A stunning, newly installed kitchen with a comprehensive range of modern wall and base units, high-quality work surfaces, new tiling, ceiling lighting, and flooring. Includes a newly fitted boiler, integrated appliances, and access to the rear garden.

Bedroom One

12'9" x 11'

Spacious double bedroom with fresh décor, new carpets, and a large window offering excellent natural light.

Bedroom Two

11'1" x 11'5"

Another generous double bedroom with ample space for wardrobes and additional furniture.

Bedroom Three

12'7" x 6'9"

Comfortable third bedroom, ideal for a child's room, guest space, or study.

Bedroom Four

15'7" x 7'5"

Loft conversion, A spacious and versatile top-floor bedroom, ideal as a teenager's suite, guest room, or home office. Includes fitted carpet and modern décor.

Bathroom

Fully refurbished with new tiles, bath with overhead shower, vanity wash basin, and low-level WC.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

