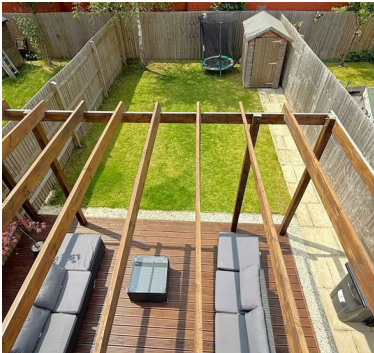




£350,000

3 Breedon Way, Stirchley, Birmingham, West Midlands, B30 3AT

MODERN & BEAUTIFULLY UPGRADED HOME IN THE HEART OF STIRCHLEY Welcome to No. 3 Breedon Way — a stunning, contemporary semi-detached home situated in one of Stirchley’s most sought-after pockets. Built in 2019, this property has been thoughtfully enhanced by the current owners and is presented in immaculate, move-in-ready condition. Step inside and you’ll immediately appreciate the attention to detail, with bespoke paneling, cleverly integrated storage solutions, and stylish finishes throughout. The bright and airy layout is complemented by tasteful upgrades, making this a truly special ‘turn-key’ home ideal for modern living. Occupying a generous plot, the house also benefits from a private driveway for convenient off-road parking and electric charging point. Location-wise, you couldn’t ask for more — tucked just off Stirchley’s vibrant high street, you’ll find yourself a short stroll from a fantastic array of independent shops, bars, eateries, and cultural spots. Commuters will love the close proximity to Bournville train station and the easy access to Pershore Road, connecting you swiftly to Birmingham city center and beyond. Whether you’re a first-time buyer, young professional, or downsizer looking for low-maintenance living in an exciting neighborhood, this home ticks all the boxes. Don’t miss your chance to view this beautifully presented modern home in a thriving community. Contact us today to arrange your viewing!



Approach

This beautifully presented and significantly improved three-bedroom semi-detached home is approached via a tarmac driveway offering off-street parking for multiple vehicles. A pathway provides convenient side access to the rear garden, while a composite double-glazed front entry door opens into:

Entrance Hallway

With stylish tiled flooring and bespoke wall paneling, the welcoming entrance hallway is illuminated by recessed ceiling spotlights. A balustrades staircase rises to the first-floor landing, complemented by a bespoke under-stairs storage cupboard and an additional built-in storage cupboard. A central heating radiator adds warmth, and an internal door opens into:

Upgraded Kitchen

11' x 8'10" (3.35m x 2.69m)

A beautifully appointed kitchen featuring a range of white matching wall and base units with complementary wood-effect work surfaces and striking hexagonal tiled splashbacks. Integrated appliances include a four-ring Zanussi gas hob with a built-in extractor above, a Zanussi double oven, fridge freezer, and dishwasher. A composite sink and drainer with hot and cold mixer tap sits beneath a double-glazed window to the front aspect. The space is finished with a tiled floor, recessed ceiling spotlights, and a central heating radiator.

Downstairs WC

6'09" x 4'09" (2.06m x 1.45m)

Stylishly finished with a range of bespoke in-built storage units, this convenient ground floor cloakroom features a wash hand basin on pedestal with a hot and cold mixer tap, and a push-button low flush WC. Recessed ceiling spotlights and tiled splashbacks add a modern touch, while the continued tiled flooring and a central heating radiator complete the space.

Lounge

15'08" x 12'08" (4.78m x 3.86m)

A bright and inviting reception space featuring double-glazed French doors with accompanying side windows, offering lovely views and direct access to the rear garden. The room is enhanced by elegant bespoke wall panelling, two ceiling light points, additional bespoke in-built storage cupboards, and a central heating radiator—creating a stylish and functional space ideal for relaxing or entertaining.

Rear Garden

The rear garden offers a fantastic outdoor space, beginning with a raised decking area complete with an in-built pergola—perfect for outdoor dining or relaxing. Low-maintenance decorative stone chippings lead to the main garden area, which features a well-maintained lawn and a central pathway extending to the rear. The garden is enclosed by panel fencing to all borders, with a side access gate providing convenient entry to the front of the property.

First Floor Accommodation

From the hallway, a turning staircase rises to the first-floor landing, where you'll find further bespoke wall paneling adding character and continuity. The landing also features a ceiling light point, central heating radiator, and a loft access hatch with a pull-down ladder, providing access to additional storage space. A door opens into the airing cupboard with built-in

Bedroom One

10'02" x 13'04" (3.10m x 4.06m)

A bright and spacious double bedroom featuring two double-glazed windows to the front aspect, allowing for plenty of natural light. The room benefits from double walk-in wardrobes providing ample storage, along with a ceiling light point and a central heating radiator.

Bathroom

7'2" x 6'2" (2.18m x 1.88m)

A stylish family bathroom featuring upgraded tiled flooring and a modern three-piece suite comprising a paneled bath with hot and cold taps, a mains-powered shower over, and a glass shower screen. Additional fittings include a wash hand basin on pedestal with a hot and cold mixer tap, a push-button WC, and a heated chrome towel rail. Complementary tiling to the splash backs and recessed ceiling spotlights complete this beautifully presented space.

Bedroom Two

11'07" x 7'05" max (3.53m x 2.26m max)

A well-proportioned bedroom featuring a double-glazed window to the rear aspect, ceiling light point, and central heating radiator. The room also benefits from a walk-in storage cupboard and elegant bespoke wall panelling, adding both practicality and style.

Bedroom Three

11'01" x 8' (3.38m x 2.44m)

A bright and neatly presented bedroom featuring a double-glazed window to the rear aspect, ceiling light point, and a central heating radiator.

