

elephant 



£925,000

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## 46 Birchall Road Redland, Bristol, BS6 7TS

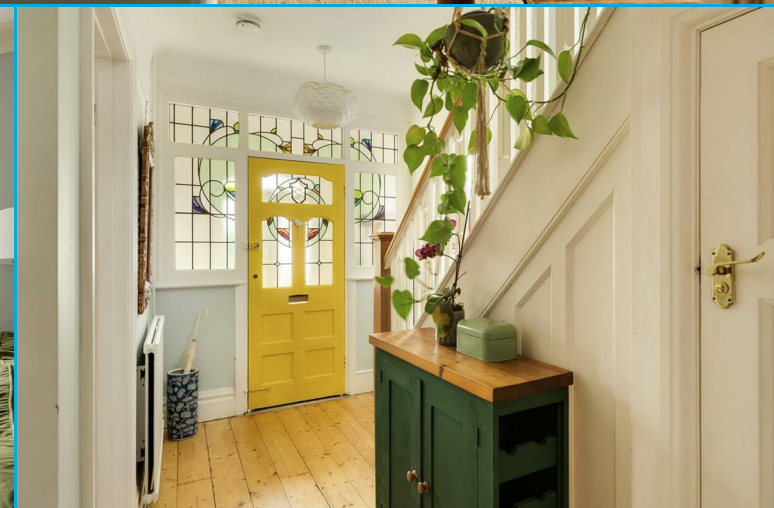
This well-presented four-bedroom semi-detached home is perfectly positioned within the Redland Green APR. It offers spacious accommodation, flexible living spaces, and an enclosed garden with direct access to off-street parking.

At the front, a lawned area features raised flowerbeds while paved steps lead up to the front door, where pretty stained-glass details give a welcoming first impression. Inside, the wide hallway features stripped wooden floorboards that flow throughout the ground floor, enhancing the home's sense of light and space.

The living room is a comfortable and inviting space, with a bespoke bay window seat offering hidden storage and a pleasant spot to enjoy the outlook. A fireplace provides a focal point, while fitted cabinetry in the alcoves adds both practicality and charm. Adjacent, the second reception room is equally welcoming, with its own fireplace and a cosy atmosphere, ideal as a snug or playroom.

At the rear of the home, the extended kitchen/dining room stretches across the full width of the property. This impressive open-plan space is filled with natural light thanks to skylights above and bi-fold doors that open directly to the garden. Pale blue shaker-style cabinetry and wooden worktops give the kitchen a timeless finish, while the generous proportions allow for both a dining table and a lounge area. A door leads to a useful utility room with space for a washing machine and tumble dryer. In the hallway, a w/c is neatly tucked under the stairs.

The first floor is comprised of three bedrooms and a family bathroom. The primary bedroom at the front of the home features a double-glazed bay window, a fireplace, and fitted cabinetry. The second bedroom is also a generous double with a fireplace and built-in





storage, while the third bedroom, with stained-glass window detail, makes an ideal single or study. The family bathroom is finished with limestone tiling and includes both a separate bath and shower.

The fourth bedroom occupies the converted loft, creating an impressive double bedroom with dual-aspect windows, eaves storage, and an ensuite shower room.

Externally, the garden extends to approximately 60ft and has been thoughtfully designed with a paved patio area leading onto a large lawn, bordered by mature planting. From here, a rear gate provides access to off-street parking on Paulton Drive.

A beautiful family home in a sought-after location, with excellent access to well-regarded local schools.







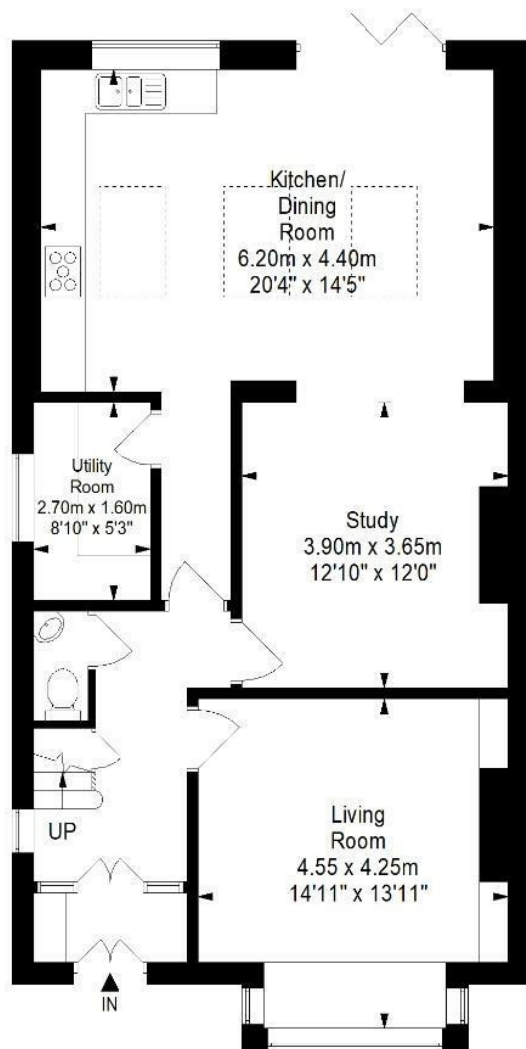
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Approximate Gross Internal Area = 158.8 sq m/ 1709.4 sq ft  
(Excludes Reduced Headroom Area)

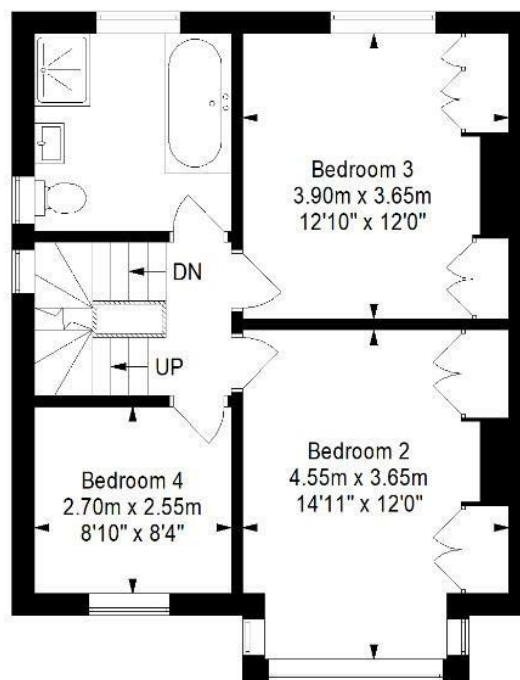
Reduced Headroom Area = 2.7 sq m/ 29.1 sq ft

Total Area = 161.5 sq m/ 1738.5 sq ft

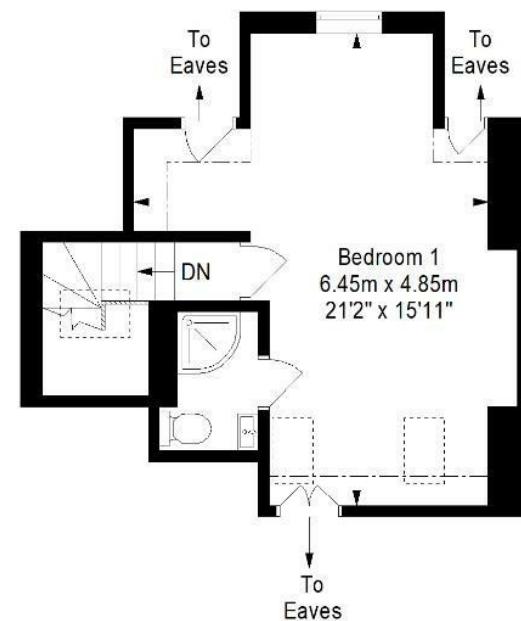
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |





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