



Sandhurst Avenue, Birmingham



Sandhurst Avenue, Birmingham, B36 8EJ

for sale offers in excess of
£425,000



Property Description

Burchell Edwards are delighted to offer this traditional three bedroom semi-detached family home, situated in the Hodge Hill area of Birmingham (B36).

Sit on a corner plot with a large driveway, the property in brief comprises an entrance hall with cloakroom, two reception rooms, kitchen, utility, three bedrooms, a four piece family bathroom and an additional WC.

There is also a large loft space with two Velux windows.

Superb locality offers an easy commute into Birmingham City Centre and is surrounded by a variety of local shops, amenities and school catchments.

The internal is very spacious and carries a beautiful natural light throughout. Additional benefits also include double glazing and gas central heating.

Viewings are essential to gain a sense of the space and accommodation available. Please call us on 0121 749 7888 to book now.

Approach

Large driveway providing off road parking.

Entrance Hallway

Double glazed door to front elevation, laminate flooring and central heating radiator.

Store Cupboard

Double glazed window to front elevation.

Lounge

19' 3" x 13' 9" (5.87m x 4.19m)
Double glazed window and patio doors to rear elevation and central heating radiator.

Dining Room

12' 4" into bay x 10' 8" (3.76m into bay x 3.25m)
Double glazed bay window to front elevation and central heating radiator.

Kitchen

10' 7" x 7' 1" (3.23m x 2.16m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven, gas hob, extractor hood, breakfast bar and to splash prone areas and floor.

Utility Room

Double glazed door and window to rear elevation, a range of wall and base units with work surface over, plumbing and space for appliances, tiled floor and central heating radiator.

Landing

Doors off to:

Bedroom One

9' 3" x 7' 3" (2.82m x 2.21m)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

11' 9" x 11' 4" (3.58m x 3.45m)

Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Three

12' 4" x 8' 5" (3.76m x 2.57m)

Double glazed window to front elevation, fitted wardrobes and central heating radiator.

Bathroom

Obscure double glazed window to rear elevation, wash hand basin, WC, bidet hose, bath, shower cubicle, tiling to walls and floor and heated towel warmer.

W.C

Obscure double glazed window to side elevation, bidet hose, WC, tiling to walls and floor and heated towel warmer.

Loft Space

Two Velux windows, light points and power supply.

Garden

Patio area, lawn and fence to boundaries.









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

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EPC Rating: E

Tenure: Freehold

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