



Cherry Lea, Birmingham





Property Description

Burchell Edwards are delighted to present this spacious town house, located in the Shard End area of Birmingham (B34). This well presented home boasts accommodation across three floors, perfect for a growing family,

To the ground floor the property in brief comprises an entrance porch, hallway and a home office/study with storage, To the first floor, a lounge/ reception room with access to a balcony allowing the option to sit and enjoy the outdoors, a large kitchen diner with integral appliances and a guest W.C. To the second floor, three well-appointed bedrooms, a family bathroom and access to the loft space.

Outside, you will find a private rear garden with gated rear access. In addition, you will also discover off-road parking by-way-of a garage and a driveway.

Superbly located in close proximity to nearby schools, local shops and amenities. With the additional benefit of double glazing throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Entrance Porch

Tiled flooring and cupboard housing meters.

Hallway

Tiled flooring and wash hand basin.

Entrance Hallway

Tiled flooring, central heating radiator and small storage cupboard.

Guest W.C

Double glazed window to front elevation, tiled flooring, W.C, wash hand basin with storage and tiling to splash prone areas.

Study

9' 2" x 8' 8" (2.79m x 2.64m)

A range of wall units for storage, laminate flooring, extractor and central heating radiator.

Lounge

14' 6" x 11' 5" (4.42m x 3.48m)

Double glazed window to front elevation, double glazed patio doors to rear elevation leading to balcony, central heating radiator and carpet.

Kitchen/ Diner

17' 6" x 8' 8" (5.33m x 2.64m)

Two double glazed windows and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with insincerator and drainer unit, integrated electric oven, microwave, washing machine, dishwasher and fridge freezer, induction hob with extractor hood, tiled flooring and verticle central heating radiator.

Landing

Storage cupboard over stairs, carpet, cupboard housing central heating radiator, loft access and small store unit.

Bedroom One

10' 11" x 9' 7" (3.33m x 2.92m)

Double glazed window to front elevation, carpet and fitted wardrobes.

Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m)

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

Bedroom Three

9' 2" x 7' 1" (2.79m x 2.16m)

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

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath with shower over, heated towel rail, laminate flooring and extractor fan.

Rear Garden

Decking area, laid lawn, electric point, outside tap and gated side access.

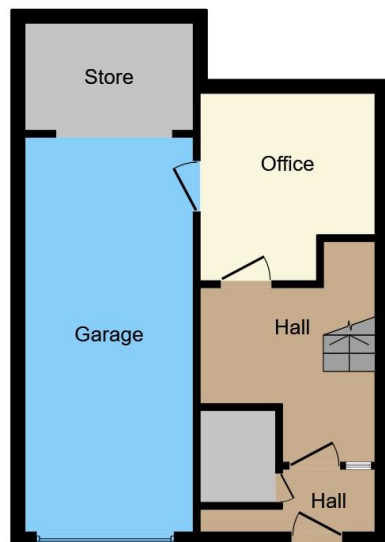
Front Garden

Driveway providing off road parking and garage with roller door to front elevation.

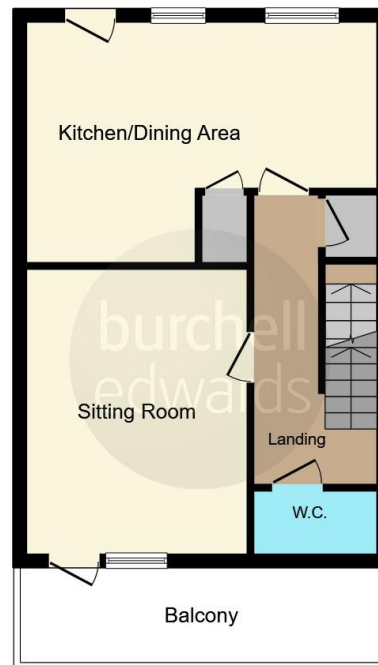




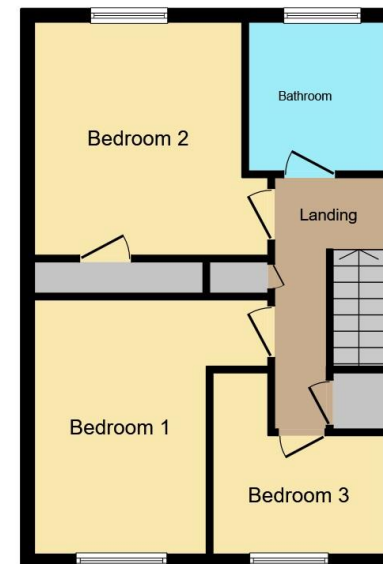




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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