



Haycroft Avenue, Birmingham

**burchell**  
edwards





## Property Description

Burchell Edwards are present this three bedroom semi-detached property situated in the Saltley area of Birmingham (B8).

The property in brief consists of two reception rooms, kitchen, gardens to the front and rear, three bedrooms and a family bathroom. Additional benefits of double glazing and gas central heating.

Upon arrival you will also notice the house is sat in a quiet cul-de-sac location- within close proximity to many local amenities and minutes from Birmingham City Centre. Viewings are definitely recommended to appreciate the space and accommodation available.

## Entrance Hallway

Central heating radiator and laminate flooring.

## Lounge

12' 8" x 12' 2" ( 3.86m x 3.71m )

Double glazed patio doors and window to rear elevation, central heating radiator and laminate flooring.

## Dining Room

12' 2" not into bay x 11' 8" ( 3.71m not into bay x 3.56m )

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

## Kitchen

8' 6" x 6' 5" ( 2.59m x 1.96m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor over and lino flooring.

## Landing

Double glazed window to side elevation, loft access and carpet.

## Bedroom One

12' not into bay x 11' 8" ( 3.66m not into bay x 3.56m )

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

## Bedroom Two

12' 9" x 11' 8" ( 3.89m x 3.56m )

Double glazed window to rear elevation, laminate flooring and central heating radiator.

## Bedroom Three

7' 2" x 6' 6" ( 2.18m x 1.98m )

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

## Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, shower cubicle with rainfall shower, central heating radiator, lino flooring and tiling to walls.

## Front Garden

Block paved foregarden.

## Rear Garden

All patio.



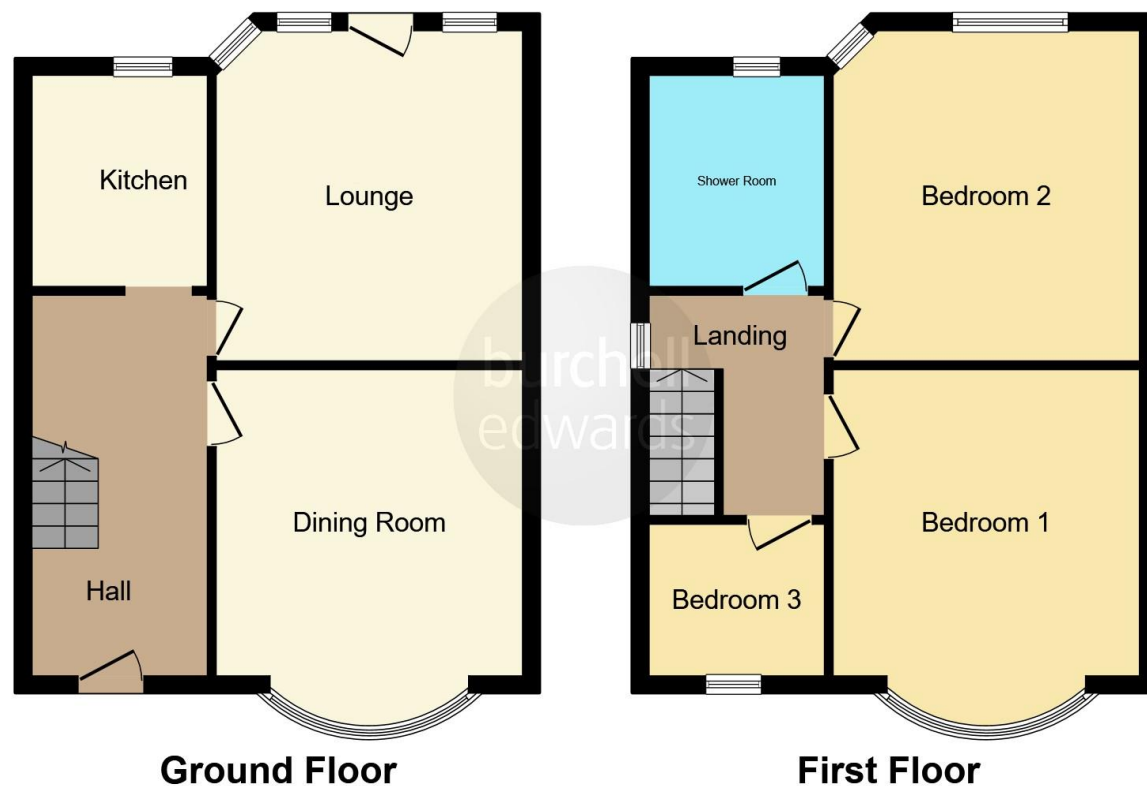












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Awaiting Photograph

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EPC Rating: F

Tenure: Freehold

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