



Dunkley Crescent, Fordbridge Birmingham





Property Description

Burchell Edwards are pleased to offer this stunning new build style property which is perfect for the modern day family. The downstairs features a large lounge, W/C and a modern kitchen/diner which opens beautifully to the rear garden, perfect for hosting or keeping an eye on the kids in the garden while you cook.

Upstairs you have three good size bedrooms along with ample storage, family bathroom and an ensuite to the master bedroom.

Where this property is situated, you have great access to all local amenities and schooling whilst also being a short drive from both the M6 & M42 motorways

Entrance Hallway

Door to front elevation, central heating radiator and carpet.

W.C

W.C, wash hand basin, extractor fan and tiled flooring.

Lounge

16' 11" x 9' 11" (5.16m x 3.02m)

Double glazed windows to front and side elevations, two central heating radiators and carpet.

Kitchen

16' 11" x 9' 11" (5.16m x 3.02m)

Double glazed window to front elevation, double glazed patio doors to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, dishwasher, cooker hood, tiled flooring and central heating radiator.

Utility Room

4' 11" x 6' 3" (1.50m x 1.91m)

A range of wall and base units, sink and drainer unit, central heating radiator, under stairs storage and tiled flooring.

Landing

Carpet and central heating radiator.

Bedroom One

11' 4" x 13' 7" max (3.45m x 4.14m max)
Double glazed window to front elevation,
central heating radiator and carpet.

En-Suite

Double glazed window to front elevation,
W.C, wash hand basin, electric shower,
extractor, tiled flooring and central heating
radiator.

Bedroom Two

11' 4" into door recess x 10' 1" (3.45m into door
recess x 3.07m)
Double glazed window to front elevation,
carpet, central heating radiator, storage
cupboard and loft access.

Bedroom Three

7' 8" x 6' 11" (2.34m x 2.11m)
Double glazed window to side elevation,
carpet and central heating radiator.

Bathroom

Double glazed window to side elevation, wash
hand basin, W.C, electric shower, central
heating radiator, extractor and tiled flooring.

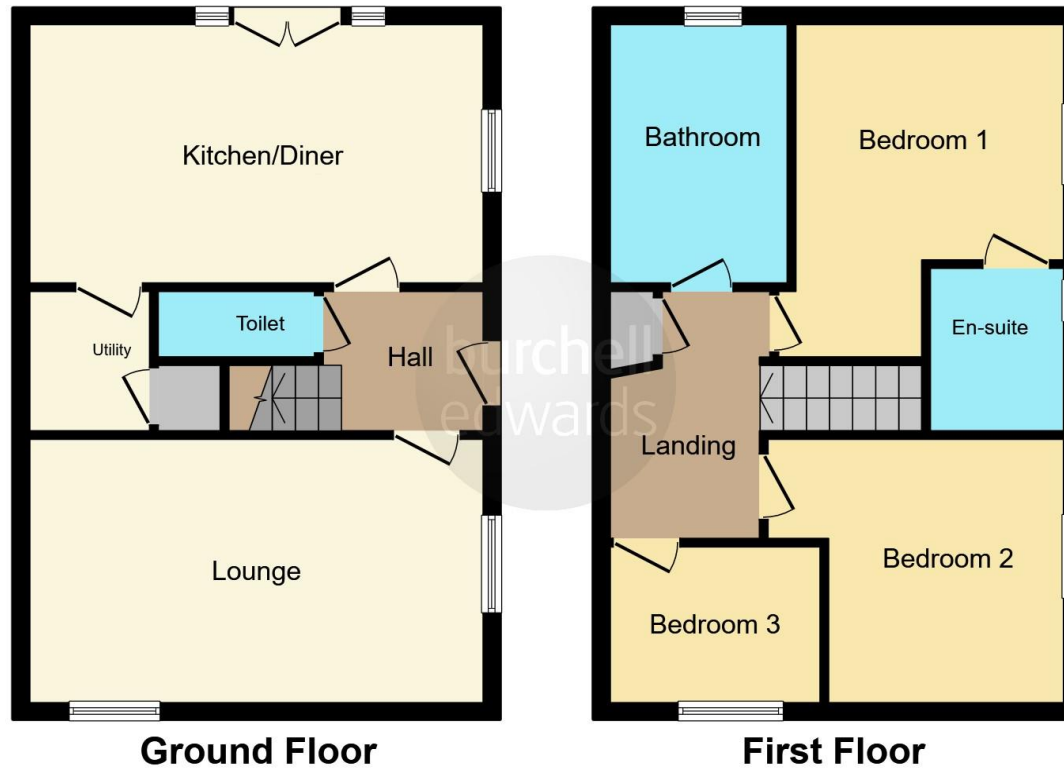
Rear Garden

Paved patio, laid lawn, outside tap, outside
sockets and access to frontage.









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

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209638



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209638 - 0003