



Farnhurst Road, Birmingham

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Property Description

Burchell Edwards are delighted to present this three bedroom semi-detached property situated in the Hodge Hill area of Birmingham (B36). To the ground floor the property briefly comprises an entrance porch, hallway, a through lounge, a fitted kitchen and a second reception room/dining room. To the first floor you will discover three bedroom and a family bathroom.

Upon arrival you will discover off-road parking by way of a private driveway. Located within walking distance of many shops/local amenities, allowing easy access to both Birmingham City Centre and links for the M6/M42 Motorway. It also falls within very popular area for school catchments.

To the rear you will find a mature garden that has been well maintained and is very private. The internal is spacious and carries a beautiful natural light throughout.

Viewings are essential to gain a sense of the space and accommodation available.

Through Lounge

22' 9" not into bay x 10' 2" (6.93m not into bay x 3.10m)

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

Reception Room

Double glazed patio doors and window to rear elevation, vinyl flooring, space and connections washing machine.

Kitchen

6' 7" x 6' (2.01m x 1.83m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring and tiling to splash prone areas.

Bedroom One

12' 4" x 10' (3.76m x 3.05m)

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

Bedroom Two

10' 4" not into bay x 10' (3.15m not into bay x 3.05m)

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

Bedroom Three

6' 7" x 5' 8" (2.01m x 1.73m)

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

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath with shower over, tiling to walls and vinyl flooring.

Front Garden

Driveway providing off road parking.

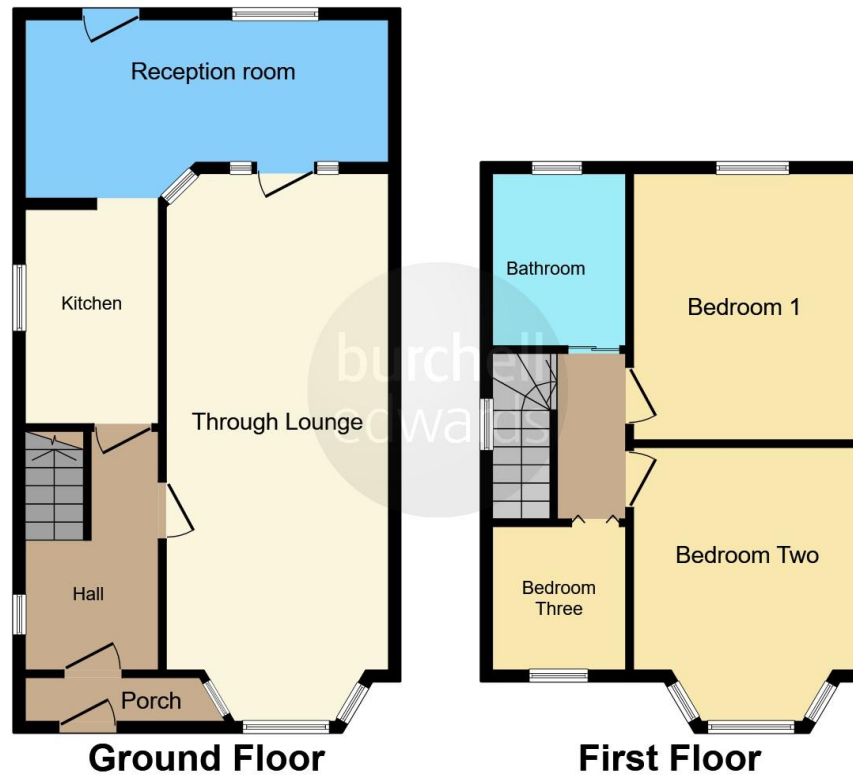
Rear Garden

Laid lawn and patio area.









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: D

Tenure: Freehold

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Property Ref: CBW209619 - 0005