



Whitebeam Road, Birmingham





## Property Description

FREEHOLD ON COMPLETION Burchell Edwards are pleased to offer this three bedroom semi detached home. This property offers a great family space on a quiet cul-de-sac with plenty of potential. Downstairs consists of two reception rooms, new kitchen, access to a private rear garden and the side garage. Upstairs has three good size bedrooms with a separate family bathroom and W/C

The location of this property is perfect for all the family, being close to schools, amenities and transport links such as the M42.

## Entrance Porch

Double glazed windows to front and side elevations and tiled flooring.

## Entrance Hallway

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

## Lounge

14' 7" x 12' 9" max ( 4.45m x 3.89m max )  
Double glazed window to front elevation, central heating radiator and carpet.

## Dining Room

12' 3" x 7' 10" ( 3.73m x 2.39m )  
Double glazed Patio doors to rear elevation, central heating radiator and carpet.

## Kitchen

9' 10" x 7' 8" ( 3.00m x 2.34m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, integrated washing machine, central heating radiator, tiled flooring and two storage pantrys.

## Landing

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

## Bedroom One

14' 6" x 9' 9" into door recess ( 4.42m x 2.97m into door recess )

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

## Bedroom Two

12' 1" x 9' 8" into door recess ( 3.68m x 2.95m into door recess )

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

## Bedroom Three

10' 3" x 6' 8" ( 3.12m x 2.03m )

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity storage, shower cubicle, spotlights, central heating radiator and tiling to walls.

## Ground Floor W.C

Double glazed window to rear elevation, W.C, wash hand basin, central heating radiator and tiled flooring.

## Front Garden

Driveway providing off road parking.

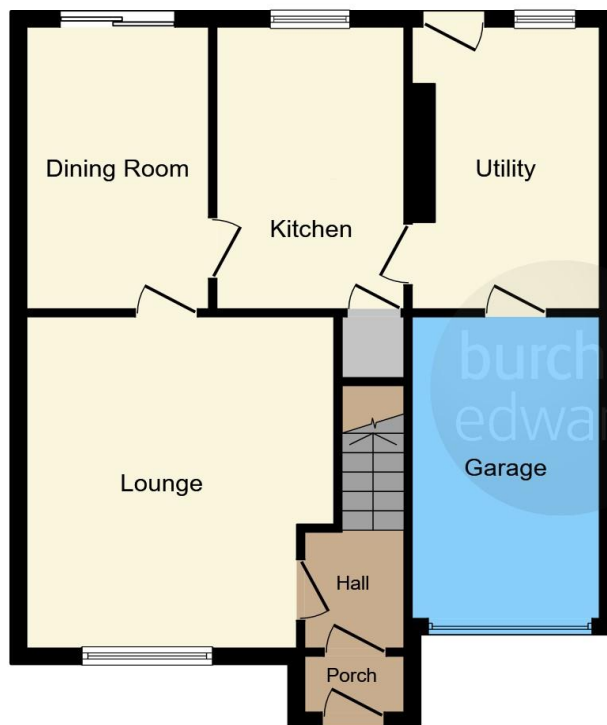
## Rear Garden

Block paved patio and laid to lawn.

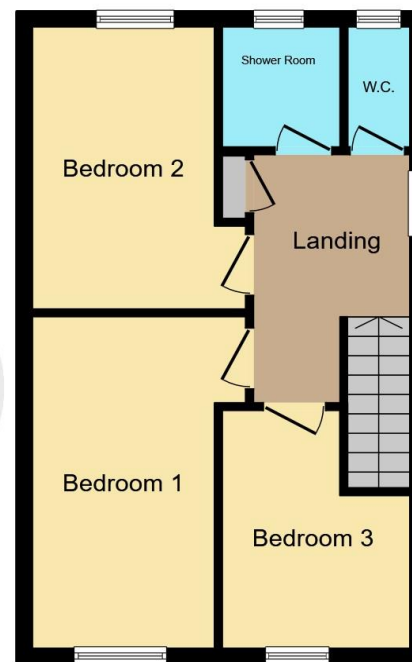








**Ground Floor**



**First Floor**

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**EPC Rating: C**

**Tenure: Leasehold**

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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