



Perch Avenue, Birmingham





## Property Description

Burchell Edwards are delighted to present this three bedroom end of terrace property situated in the Chelmsley Wood area of Birmingham (B37).

This property makes an ideal purchase for a growing family, offering a comfortable living space that briefly compromises a spacious lounge, fitted kitchen with a dining area, guest W.C, a family bathroom, study/home office and well maintained front and rear gardens.

Whilst this property is tucked away from lively streets its superb location allows easy transport links to the M6 Motorway/ commute into Birmingham Town Centre and sits nearby many local shops/amenities. Great for many school catchments.

Boasting both double glazing and gas central heating throughout, we strongly recommend that viewing this property is a must to appreciate the space and accommodation available. Please call us to book now as this property will not be around for long.

## Entrance Porch

Two double glazed windows to side elevation and tiled flooring.

## Entrance Hallway

Laminate flooring and central heating radiator.

## W.C

Single glazed window to front elevation, W.C, tiled walls and tiled flooring.

## Lounge

15' 10" excluding bay x 9' 10" ( 4.83m excluding bay x 3.00m )  
Double glazed bay window to front elevation, double glazed window to rear elevation, central heating radiator and laminate flooring.

## Kitchen/ Diner

15' 2" x 9' 6" ( 4.62m x 2.90m )  
Double glazed sliding patio doors and 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 hood, integrated oven and grill, tiling to splash prone areas, tiled flooring and central heating radiator.

## Landing

Double glazed window to front elevation, cupboard housing central heating boiler, central heating radiator, carpet and loft access.

## Bedroom One

10' 8" x 9' 2" ( 3.25m x 2.79m )  
Double glazed window to rear elevation, carpet and fitted wardrobes.

## Study

6' 10" x 4' 5" ( 2.08m x 1.35m )

## Bedroom Two

9' 3" x 7' 9" ( 2.82m x 2.36m )  
Double glazed window to rear elevation and carpet.

## Bedroom Three

6' 3" x 6' 9" ( 1.91m x 2.06m )  
Double glazed window to front elevation and carpet.

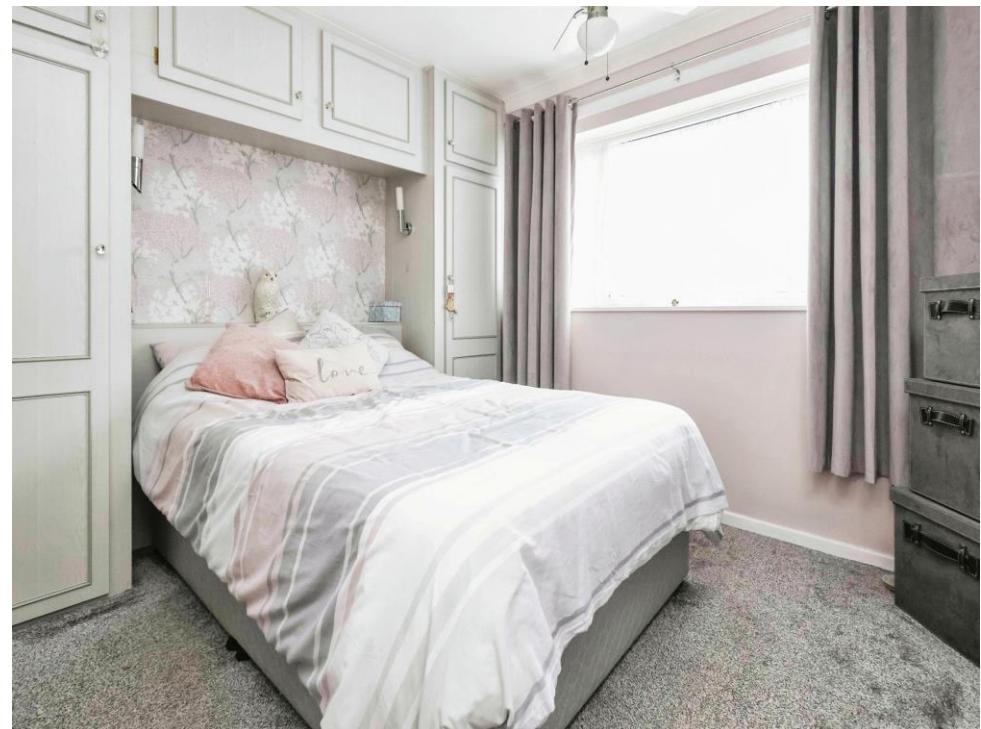
## Shower Room

Double glazed windows to front elevation, shower cubicle, wash hand basin, W.C, tiled walls and tiled flooring.

## Rear Garden

Patio area, decking, laid lawn and outside tap.









**Ground Floor**



**First Floor**

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**EPC Rating: D**

Tenure: Freehold

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