



Fairholme Road, BIRMINGHAM

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## Property Description

Burchell Edwards Estate Agents are delighted to offer to market this three bedroom semi-detached property, situated in the Hodge Hill area of Birmingham (B36).

The property in brief has accommodation which comprising an entrance porch, through lounge diner, fitted kitchen, private rear garden, three bedrooms and a family bathroom.

Locality is key for this property as it offers easy access to local transport links as well as being sat amongst many local amenities/shops. A popular area for school catchments.

Additional benefits also include double glazing and gas central heating throughout. An internal viewing recommended to gain a sense of the space and accommodation available.

## Entrance Porch

Single glazed windows to all elevations and tiled flooring.

## Entrance Hallway

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

## Through Lounge/ Diner

20' 8" not into bay x 9' 10" ( 6.30m not into bay x 3.00m )

Double glazed bay window to front to front elevation and double glazed window to rear elevation, two central heating radiators and carpet.

## Kitchen

16' 2" x 5' 6" ( 4.93m x 1.68m )

Double glazed door and window to side elevation, 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, oven and grill, laminate flooring, central heating radiator and tiling to splash prone areas.

## Landing

Double glazed window to side elevation and carpet.

## Bedroom One

9' 10" not into bay x 9' 9" ( 3.00m not into bay x 2.97m )

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

## Bedroom Two

9' 10" not into bay x 9' 10" ( 3.00m not into bay x 3.00m )

Double glazed bay window to front elevation, central heating radiator, loft access via hatch and carpet.

## Bedroom Three

7' 7" x 6' 6" ( 2.31m x 1.98m )

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

## Bathroom

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

## Front Garden

Laid to lawn and shared driveway providing off road parking.

## Rear Garden

Laid to lawn, paved pathway, gated side access to frontage, storage area and trees.









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](http://www.focalagent.com)

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EPC Rating: E

Tenure: Freehold

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