



Priestland Road, Birmingham





## Property Description

Burchell Edwards are delighted to offer this beautiful two bedroom end of terrace home situated in the Shard End area of Birmingham (B34).

The property offers modern/stylish decor throughout and is located amongst many amenities including local shops, eateries and public transport links that provide easy access into destinations such as Birmingham City Centre and Birmingham Airport.

The property in brief comprises an entrance hall, lounge, modern fitted kitchen diner, utility, two double bedrooms and a family shower room.

Upon arrival you will discover off-road parking by-way-of a driveway and to the rear a generously sized private garden.

Making an ideal purchase for a growing family, we recommend that a viewing is essential in order to appreciate the space and accommodation available.

## Entrance Hallway

Central heating radiator, tiled flooring and cupboard housing meters.

## Lounge

15' 4" x 10' 8" ( 4.67m x 3.25m )

Double glazed window to front elevation, oak wooden flooring and central heating radiator.

## Kitchen/ Diner

17' 7" x 10' 3" ( 5.36m x 3.12m )

L shaped room. Double glazed window and patio doors to rear elevation, double glazed door to side 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, dishwasher, fridge, tiling to splash prone areas, central heating radiator and tiled flooring.

## Utility Room

17' 3" x 8' 11" ( 5.26m x 2.72m )

Double glazed doors to front and side elevations, double glazed window to rear elevation, space and plumbing for washing machine, central heating radiator, tiling to splash prone areas, vinyl flooring, a range of wall and base units and sink with drainer unit.

## Landing

Double glazed window to side elevation, loft access via hatch and drop down ladders and carpet.

## Bedroom One

14' 4" x 10' 3" ( 4.37m x 3.12m )

Two double glazed windows to front elevation, central heating radiator, storage cupboard, fitted wardrobes and carpet.

## Bedroom Two

11' 4" x 9' 9" ( 3.45m x 2.97m )

Double glazed window to rear elevation, carpet, central heating radiator, storage cupboard and airing cupboard housing central heating boiler.

## Bathroom

Double glazed window to rear elevation, double glazed window to side elevation, wash hand basin, W.C, shower cubicle with rainfall shower, extractor, spotlights, heated towel rail, tiling to walls and tiled flooring.

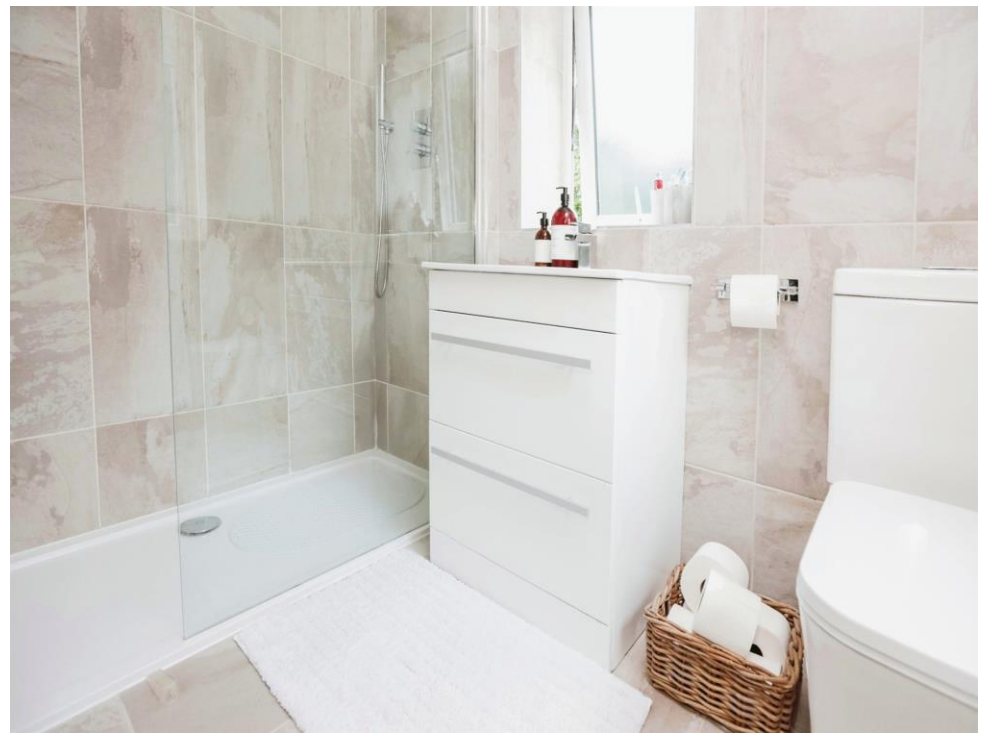
## Front Garden

Block paved driveway providing off road parking.

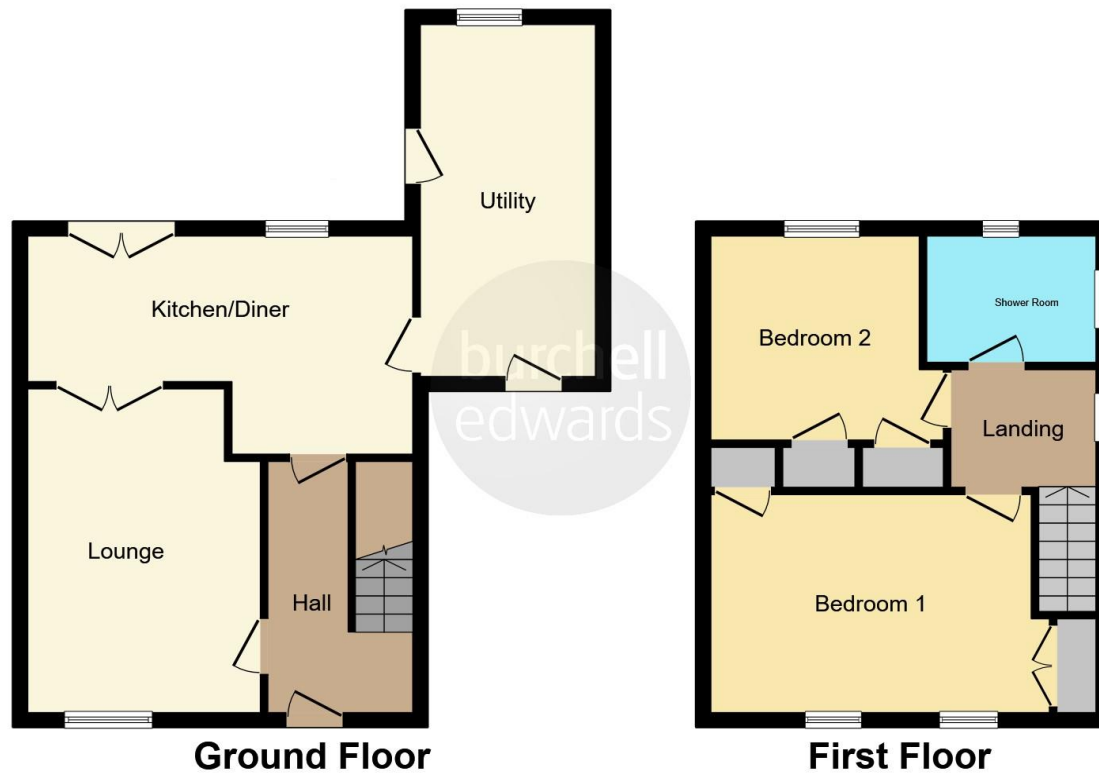
## Rear Garden

laid to lawn, paved pathway, outside tap, sleepers, patio area, pond, trees and shrubs.









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To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
BIRMINGHAM B34 7HR

EPC Rating: Awaited

Tenure: Freehold

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