



Nearmoor Road, Birmingham





## Property Description

Burchell Edwards are proud to offer this three bedroom terraced, family home. This property needs renovation throughout but bodes plenty of potential to turn into the perfect family home. The location sits perfectly with good schooling within walking distance along with plenty of amenities and public transport links.

## Entrance Hallway

Double glazed door to front elevation, carpet, central heating radiator and storage cupboard.

## Lounge/ Diner

21' 7" x 11' 6" max into chimney recess ( 6.58m x 3.51m max into chimney recess )

Double glazed windows to front and rear elevation, carpet and two central heating radiators.

## Kitchen

9' 11" max into door recess x 8' 5" ( 3.02m max into door recess x 2.57m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, washing machine, space and connections for gas cooker, tiled flooring, pantry and access to side entry.



## Landing

Loft access and storage cupboard.

## Bedroom One

10' x 14' 7" max ( 3.05m x 4.45m max )  
Two double glazed windows to front elevation, central heating radiator, carpet and storage cupboard.

## Bedroom Two

11' 4" x 11' 8" into door recess ( 3.45m x 3.56m into door recess )  
Double glazed window to rear elevation, carpet and storage cupboard.

## Bedroom Three

12' x 7' 9" max ( 3.66m x 2.36m max )  
Double glazed window to front elevation, carpet and storage cupboard.

## Shower Room

Single glazed window to rear elevation, vanity sink, shower cubicle and heated chrome towel rail.

## W.C

Single glazed window to rear elevation, W.C and wet room style flooring.

## Front Garden

Laid to lawn and paved driveway providing off road parking.

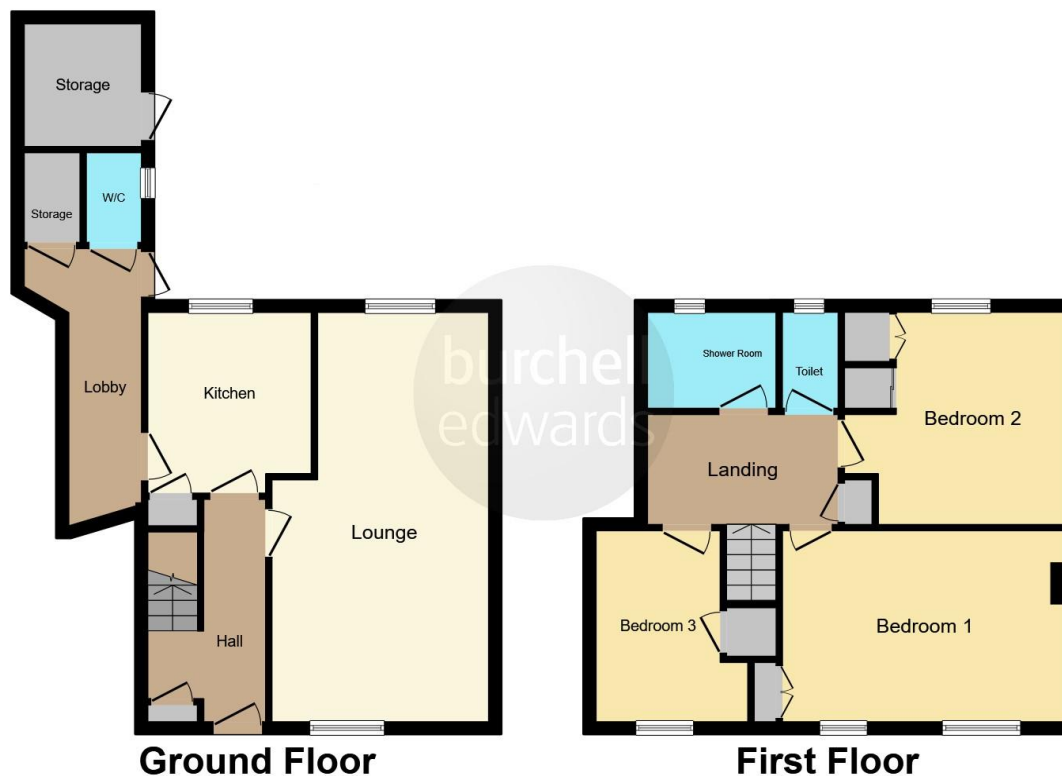
## Rear Garden

Block paved patio, brick built outhouse, laid to lawn, plants, shrubs and access to side passage.









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EPC Rating: C

Tenure: Freehold

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