



Stechford Road, Birmingham





### Property Description

Burchell Edwards are delighted to present this three bedroom semi- detached property situated in the Hodge Hill area of Birmingham (B34).

To the ground floor the property briefly comprises an entrance hall, a through lounge diner, kitchen, utility and a generously sized private rear garden. To the first floor you will discover three bedrooms, two of which are doubles and a family bathroom.

Upon arrival you will discover off-road parking by way of a private driveway. Located within walking distance of many shops/local amenities, allowing easy access to both Birmingham City Centre and links for the M6/M42 Motorway. It also falls within very popular area for school catchments.

The internal is spacious and we recommend that viewings are essential to gain a sense of the space and accommodation available.

### Entrance Hallway

#### Lounge

11' 2" not into bay x 10' 5" ( 3.40m not into bay x 3.17m )  
Double glazed bay window to front elevation and carpet.

### Dining Room

12' 3" x 11' 2" ( 3.73m x 3.40m )  
Double glazed window to rear elevation and carpet.

### Kitchen

8' 9" x 8' 2" ( 2.67m x 2.49m )  
Double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, vinyl flooring and tiling to splash prone areas.

### Utility Room

8' 3" x 6' 6" ( 2.51m x 1.98m )  
Double glazed window to side elevation, space and plumbing for washing machine, central heating boiler and tiled flooring.

## Landing

Double glazed window to side elevation and carpet.

## Bedroom One

10' 9" x 10' 8" ( 3.28m x 3.25m )

Double glazed bay window to front elevation and carpet.

## Bedroom Two

12' 6" x 10' 8" ( 3.81m x 3.25m )

Double glazed window to rear elevation and carpet.

## Bedroom Three

7' 9" x 6' 6" ( 2.36m x 1.98m )

Double glazed window to front elevation and carpet.

## Bathroom

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

## Front Garden

Laid to lawn and driveway providing off road parking.

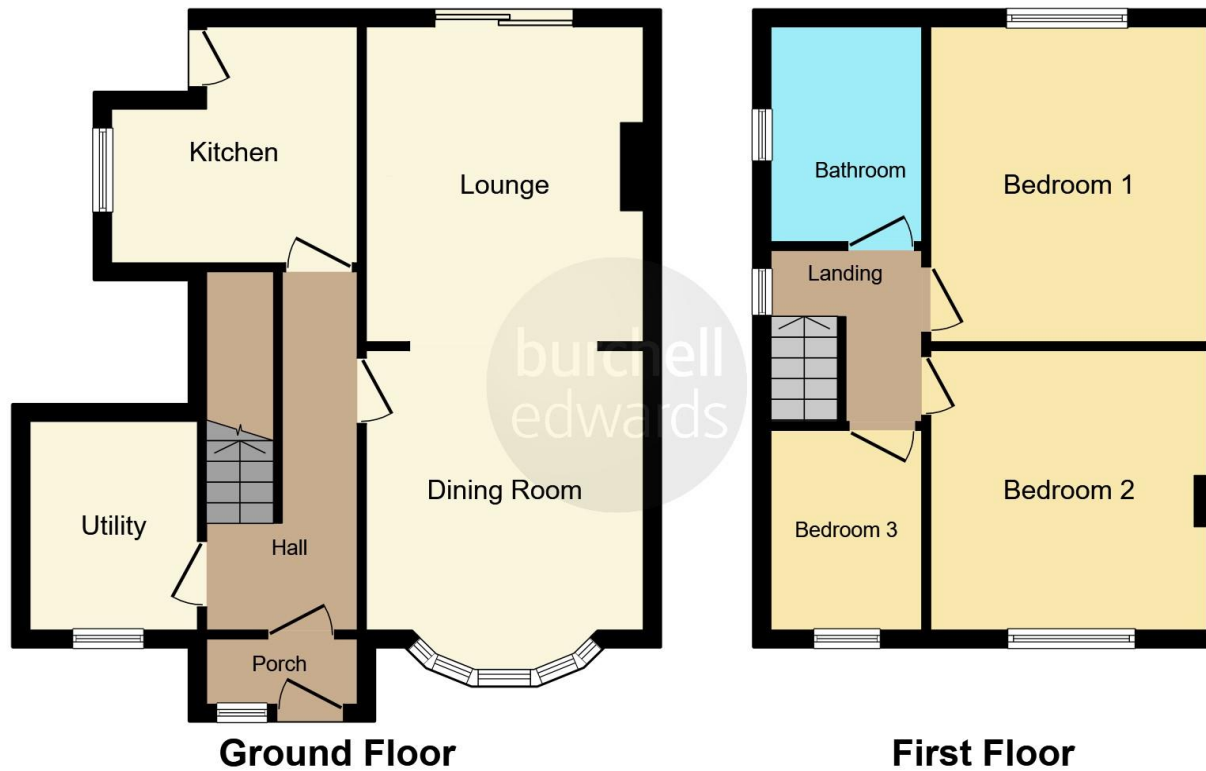
## Rear Garden

Patio area, laid to lawn, trees and shrubs.









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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