



Coleshill Road, Birmingham





Property Description

Burchell Edwards are delighted to offer this traditional three bedroom semi-detached family home, situated in the popular Hodge Hill area of Birmingham, bordering Castle Bromwich (B36).

The property in brief comprises an entrance hallway, large through lounge diner, kitchen, three bedrooms and a family bathroom. To the rear you will find a mature rear garden with a garage and on arrival you will discover off-road parking by-way-of a driveway.

Sat in a superb location offering an easy commute into Birmingham City Centre, access to the motorway and is surrounded by a variety of local shops, amenities and great school catchments.

The internal is very spacious and carries a beautiful natural light throughout. Additional benefits also include double glazing and gas central heating throughout.

Viewings are essential to gain a sense of the space and accommodation available

Entrance Hallway

Double glazed window to side elevation, under stairs storage cupboard housing meters, solid oak flooring and central heating radiator.

Through Lounge/ Diner

22' 3" not into bay x 9' 9" (6.78m not into bay x 2.97m)

Double glazed bay window to front elevation, single glazed window to rear elevation, door to rear elevation, wooden flooring and two central heating radiators. Measurements not into bay.

Kitchen

7' 2" x 6' 7" (2.18m x 2.01m)

Single glazed window to side elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, central heating boiler, vinyl flooring and storage cupboard.



Landing

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

Bedroom One

9' 9" not into bay x 9' 8" (2.97m not into bay x 2.95m)

Double glazed bay window to front elevation, laminate flooring and central heating radiator. Measurements not into bay.

Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m)

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

Bedroom Three

7' 4" not into bay x 6' 9" (2.24m not into bay x 2.06m)

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

Bathroom

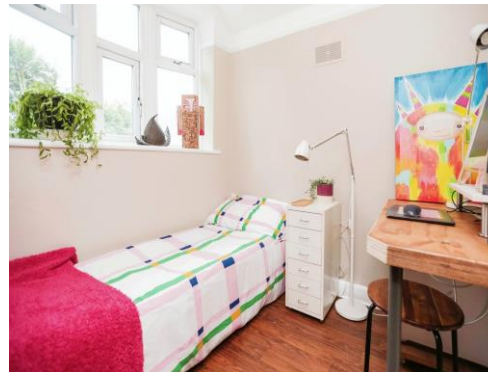
Double glazed opaque window to front elevation, bath with shower over, wash hand basin, W.C, extractor, central heating radiator, vinyl flooring and partially tiled walls.

Front Garden

Block paved driveway providing off road parking.

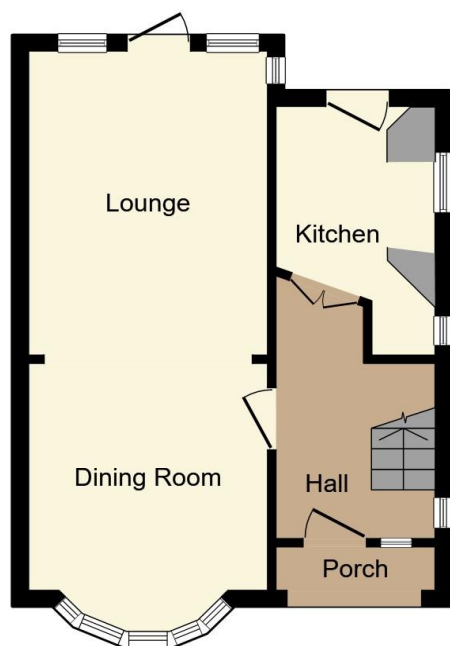
Rear Garden

Slabbed patio, gravel, trees, shrubs, outside tap, laid to lawn and gated side access to frontage.





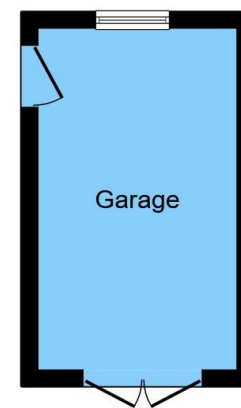




Ground Floor



First Floor



Garage

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

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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