



Hall Hays Road, Birmingham

burcell
edwards



Property Description

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

The property offers modern 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, through lounge diner, modern fitted kitchen, two double bedrooms and a family bathroom with separate W/C.

Upon arrival you will discover off-road parking by-way-of a driveway and to the rear a 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, vinyl flooring, under stairs storage cupboard and cupboard housing meters.

Lounge/ Diner

21' 6" x 11' 5" (6.55m x 3.48m)

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

Kitchen

9' 5" x 8' 3" (2.87m x 2.51m)

Double glazed window 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, integrated double oven and grill, integrated washing machine, dishwasher, fridge freezer, four ring gas hob with extractor hood, vinyl flooring and spotlights.

Landing

Carpet, storage cupboard, further storage cupboard housing central heating boiler and loft access via hatch.

Bedroom One

14' 6" x 9' 8" (4.42m x 2.95m)

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

Bedroom Two

11' 6" x 11' 5" (3.51m x 3.48m)

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

W.C

Double glazed window to rear elevation, W.C, spotlights, central heating radiator and vinyl flooring.

Bathroom

Double glazed window to rear elevation, bath with electric shower over, wash hand basin, vinyl flooring, heated towel rail and spotlights.

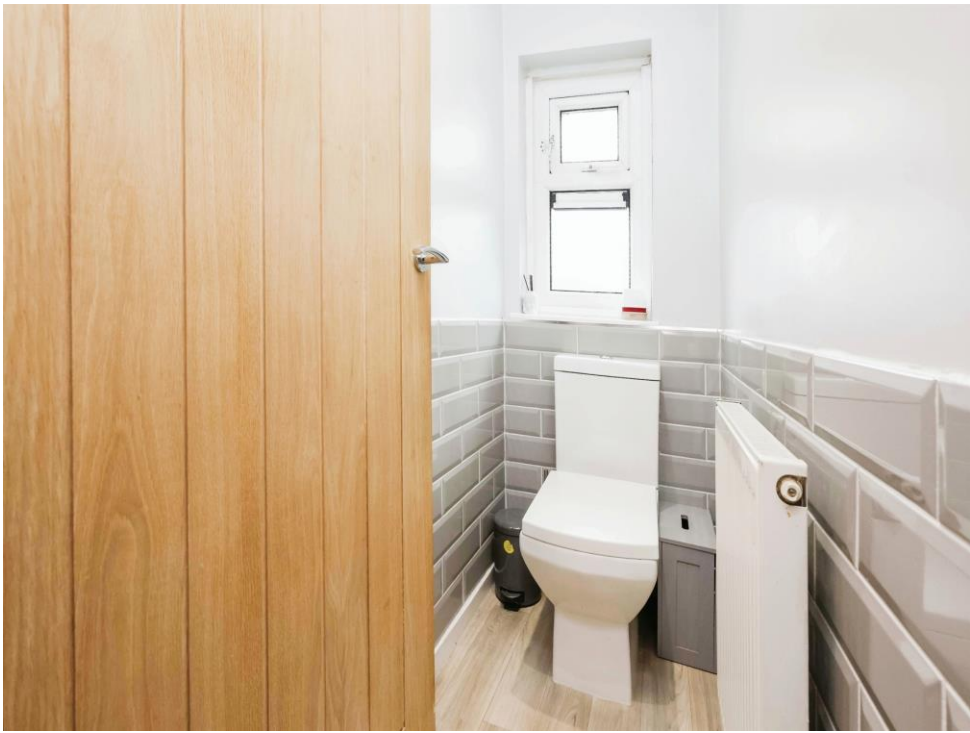
Front Garden

Slabbed driveway providing off road parking and laid to lawn.

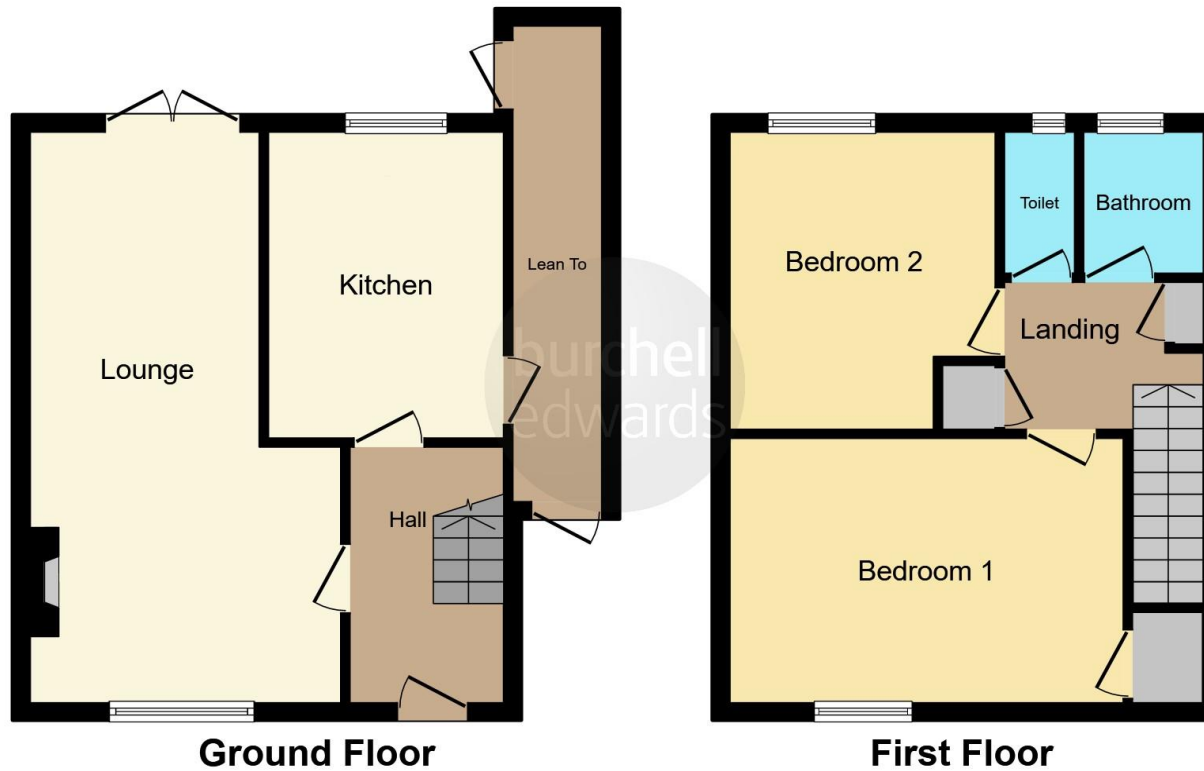
Rear Garden

Patio area, laid to lawn and brick built storage shed.









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: C

Tenure: Freehold

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