



Flamborough Close, BIRMINGHAM

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Property Description

Burchell Edwards are proud to offer this traditionally built, two-bedroom semi-detached property located in the popular Hodge Hill area.

This property is a great first home, offering plenty of living space throughout with its open plan kitchen/diner, spacious bedrooms, conservatory and much more. The location is prime, with local schooling, amenities and public transport all nearby whilst also being a short drive to the M6.

Ready to move into, you really do not want to miss out on this beautiful home, just call to arrange your time with us today.

Entrance Hallway

Door to side elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

Lounge

11' 5" into bay plus recess x 13' 10" into chimney recess (3.48m into bay plus recess x 4.22m into chimney recess)

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

Kitchen/ Diner

17' max x 13' 9" (5.18m max x 4.19m)

Double glazed opaque window to side elevation, double glazed patio doors to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, integrated fridge freezer, laminate flooring and central heating radiator.

Conservatory

9' 9" x 9' 4" (2.97m x 2.84m)

Double glazed windows to rear and side elevations, double glazed doors to rear elevation, space and plumbing for washing machine and laminate flooring.



Landing

Loft access via hatch and carpet.

Bedroom One

12' into bay x 13' 10" max (3.66m into bay x 4.22m max)

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

Bedroom Two

7' 9" x 9' (2.36m x 2.74m)

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

Bathroom

Double glazed opaque windows to rear and side elevations, W.C, vanity wash hand basin, shower, bath, central heating radiator, tiling to splash prone areas and storage cupboard.

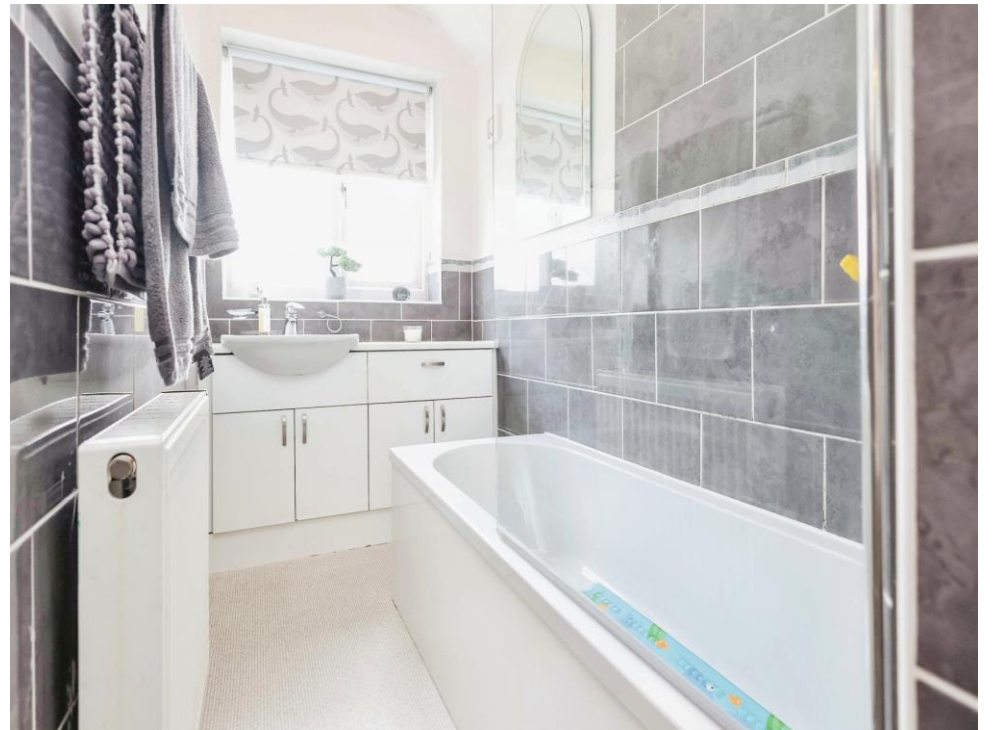
Front Garden

Paved driveway providing off road parking and access to garage.

Rear Garden

Paved patio, laid to lawn, shrubs and access to garage.

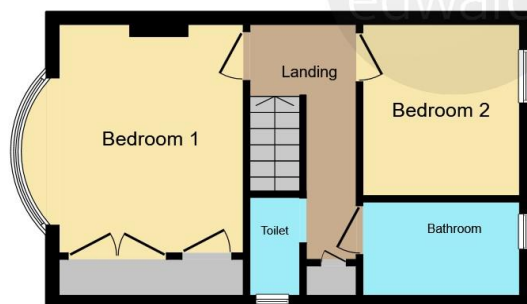








Ground Floor



First Floor

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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