



Shrewley Crescent, Birmingham

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## Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached family home, situated in the Kitts Green area of Birmingham (B33).

Sat in a cul-de-sac location, offering ample off-road parking by-way of a driveway and garage, the property in brief comprises an entrance porch, through lounge, kitchen diner, private gardens to the front and rear, utility area, three bedrooms which are double in size and a family bathroom.

Its' superb locality just off Bell Lane offers an easy commute into Birmingham City Centre and is surrounded by a variety of local shops, amenities and excellent school catchments.

Sold with no upward chain, this would make an ideal purchase for a first time buyer or an investment and additional benefits also include double glazing and gas central heating.

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

## Through Lounge

11' 11" x 8' 4" ( 3.63m x 2.54m )

Double glazed windows to front elevation, door to side elevation, central heating radiator and carpet.

## Kitchen

16' 11" x 11' 5" ( 5.16m x 3.48m )

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker, vinyl flooring and tiling to splash prone areas.

## Utility Space

Door to rear elevation, exposed concrete flooring, sink with drainer unit and electric point.

## Bedroom One

11' 10" x 10' 4" ( 3.61m x 3.15m )  
Double glazed window to front elevation,  
central heating radiator and carpet.

## Bedroom Two

12' x 8' 2" ( 3.66m x 2.49m )  
Double glazed window to rear elevation,  
central heating radiator and carpet.

## Bedroom Three

10' 6" x 8' ( 3.20m x 2.44m )  
Double glazed window to front elevation,  
central heating radiator and carpet.

## Bathroom

Two double glazed windows to side  
elevations, wash hand basin, W.C, panelled  
corner bath with shower over and central  
heating radiator.

## Front Garden

Block paved driveway providing off road  
parking and access to garage.

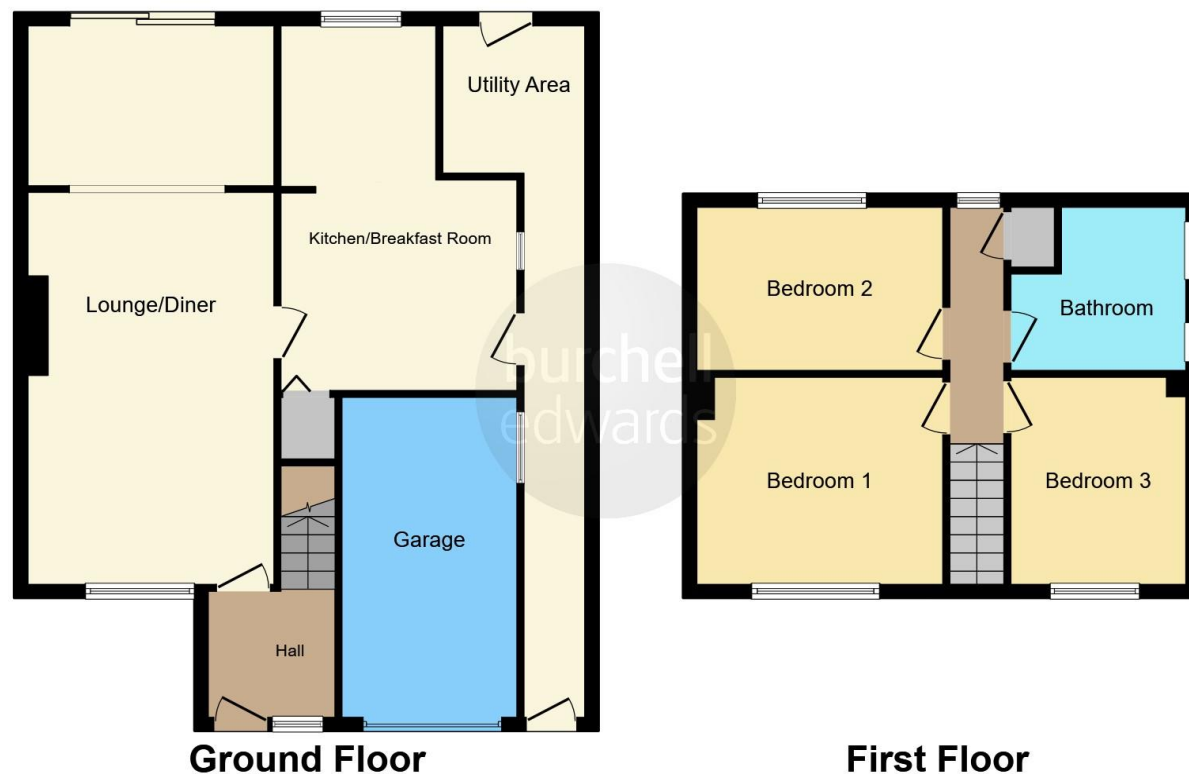
## Rear Garden

Laid to lawn, patio area, pond, shrubs and  
plants.









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: D

Tenure: Freehold

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