



Horrell Road, Birmingham





Property Description

Burchell Edwards are delighted to offer this three bedroom traditional semi-detached family home, situated on the very popular Horrell Road in Sheldon (B26).

The property in brief comprises a fully enclosed porch, entrance hallway, two reception rooms, kitchen, side entrance, three bedrooms and a family bathroom.

Upon arrival you will discover off-road parking by-way-of a driveway and to the rear there is a private garden.

Sitting within easy reach of all amenities, great school catchments and transport links. Also sold with no upward chain.

Additional benefits include gas central heating radiators throughout and double glazing.

Viewings are definitely recommended to appreciate the space and accommodation available.

Entrance Porch

Double glazed door to front elevation and vinyl flooring.

Entrance Hallway

Central heating radiator, carpet and storage cupboard.

Side Entry

Doors to front and rear elevations and patio flooring.

Reception Room One

10' 1" not into bay x 9' 9" (3.07m not into bay x 2.97m)

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

Reception Room Two

10' 4" not into bay x 10' 1" (3.15m not into bay x 3.07m)

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

Kitchen

10' 2" x 7' 3" (3.10m x 2.21m)

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

Landing

Double glazed window to side elevation, carpet and loft access via hatch.

Bedroom One

10' 2" not into bay x 9' 9" (3.10m not into bay x 2.97m)

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

Bedroom Two

10' 4" x 10' 2" (3.15m x 3.10m)

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

Bedroom Three

8' 4" x 6' (2.54m x 1.83m)

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

Bathroom

Double glazed window to rear elevation, bath with shower over, wash hand basin, W.C, central heating radiator and vinyl flooring.

Front Garden

Paved driveway providing off road parking.

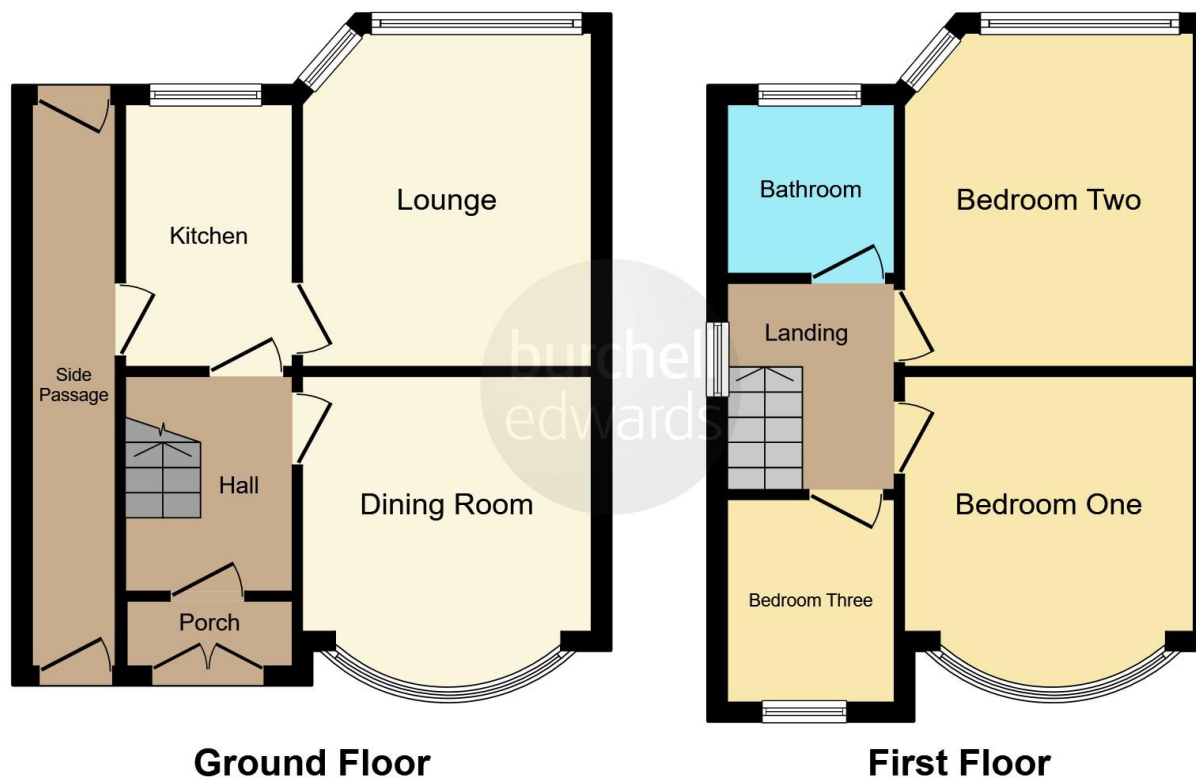
Rear Garden

Patio area, laid to lawn and outside tap.









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

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EPC Rating: E

Tenure: Freehold

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