



Foxglove Crescent, Birmingham





## Property Description

Burchell Edwards are pleased to offer this lovely family home in the Fordbridge area. This property is in immaculate condition throughout and has been very well looked after. Downstairs comprises of a family living room, new and modern kitchen/diner along with a converted garage which has a shower room and office/downstairs bedroom space. Upstairs, there are three bedrooms, all of good size and a family bathroom.

The property is situated in a quiet crescent offering a relaxing family space whilst local schools, amenities and public transport links are all easily accessible.

## Entrance Porch

Double glazed door to front elevation, two double glazed windows to side elevation and lino flooring.

## Entrance Hallway

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

## Lounge

15' x 12' 8" into chimney recess ( 4.57m x 3.86m into chimney recess )

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

## Kitchen

9' 8" x 15' 7" ( 2.95m x 4.75m )

Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, cooker hood, integrated washing machine and microwave, built in pantry, vinyl flooring, tiling to splash prone areas and central heating radiator.



## Landing

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

## Bedroom One

12' 9" x 8' 11" max ( 3.89m x 2.72m max )

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

## Bedroom Two

9' 9" plus wardrobes x 7' 8" ( 2.97m plus wardrobes x 2.34m )

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

## Bedroom Three

9' 10" x 6' 6" ( 3.00m x 1.98m )

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

## Bathroom

Two double glazed window to rear elevation, wash hand basin, W.C, bath, shower, tiling to splash prone areas, vinyl flooring and central heating radiator.

## Snug

9' 5" x 7' 9" ( 2.87m x 2.36m )

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

## Shower Room

Double glazed window to front elevation, wash hand basin with vanity storage, W.C, shower cubicle, spotlights, heated towel rail, tiled flooring and central heating radiator.

## Front Garden

Block paved driveway providing off road parking, laid to lawn and access to side.

## Rear Garden

laid to lawn, paved patio, pathway, planted borders, outside tap and access to side.

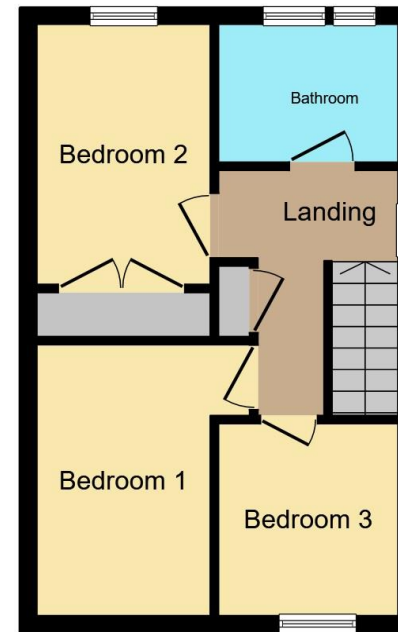








**Ground Floor**



**First Floor**

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**EPC Rating: B**

**Tenure: Freehold**

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