



Gowan Road, BIRMINGHAM

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## Property Description

Burchell Edwards are proud to offer this three-bedroom, two bathroom family home in the B8 area. The property is situated in the heart of the local community, being within walking distance to local shops, schools and other amenities. The property itself consists of two reception rooms, kitchen, and downstairs bathroom on the ground floor, two double bedrooms and family bathroom on the 1st floor and then the third bedroom up on the second floor.

## Entrance Hallway

Door to front elevation and tiled flooring.

## Dining Room

11' 2" into chimney recess x 12' 5" plus door recess ( 3.40m into chimney recess x 3.78m plus door recess )

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

## Lounge

13' 3" into bay x 9' 2" into chimney recess ( 4.04m into bay x 2.79m into chimney recess )

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

## Kitchen

13' 7" x 7' ( 4.14m x 2.13m )

Double glazed window to side elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, lino flooring, washing machine and central heating boiler.



## Landing

Stairs to second floor accommodation and carpet.

## Bedroom One

13' 1" max x 9' 5" ( 3.99m max x 2.87m )  
Double glazed window to front elevation,  
central heating radiator and carpet.

## Bedroom Two

11' 2" max into recess x 12' 4" max ( 3.40m max  
into recess x 3.76m max )  
Double glazed window to front elevation,  
central heating radiator and carpet.

## Bedroom Three

11' 3" max x 7' 5" max ( 3.43m max x 2.26m max )  
Double glazed window to rear elevation,  
central heating radiator and carpet.

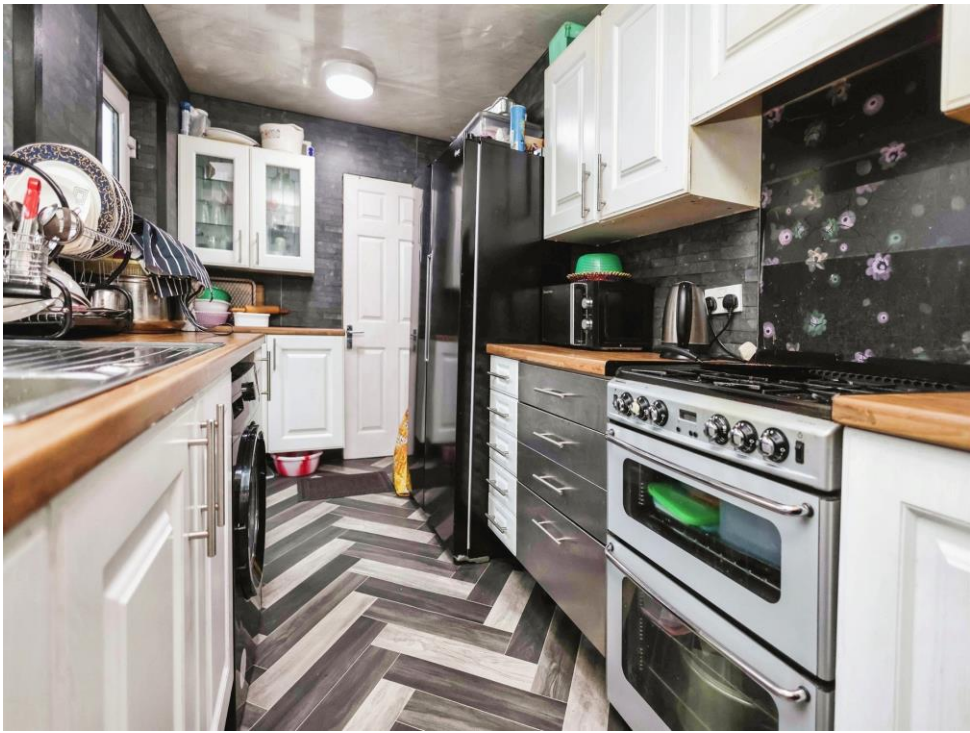
## Bathroom

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

## Shower Room

Double glazed window to rear elevation, wash  
hand basin, W.C, walk in shower, central  
heating radiator and tiled flooring.









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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**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

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