



Hancock Road, BIRMINGHAM

burchell
edwards

Hancock Road, BIRMINGHAM B8 3AE

for sale offers in the region of
£200,000



Property Description

Burchell Edwards are present this three bedroom mid terrace property situated in the popular area of Saltley, Birmingham (B8).

The property in brief consists of two reception rooms, kitchen, gardens to the front and rear, three bedrooms and a family bathroom. Additional benefits of double glazing and gas central heating.

The property sits within close proximity to many local amenities and minutes from Birmingham City Centre. Viewings are definitely recommended to appreciate the space and accommodation available.

Entrance Porch

Window to front elevation and tiled flooring.

Entrance Hallway

Laminate flooring.

Lounge

14' 7" max into recess x 13' 7" max into recess (4.45m max into recess x 4.14m max into recess)
Double glazed French doors to rear elevation, laminate flooring, verticle wall radiator, storage cupboard and door to stairs to first floor accommodation.

Dining Room

13' 8" max into bay x 9' 9" max into recess (4.17m max into bay x 2.97m max into recess)
Double glazed bay window to front elevation, central heating radiator and laminate flooring.

Kitchen

13' 6" x 8' 3" into recess (4.11m x 2.51m into recess)
Double glazed window to side elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, five ring gas hob with extractor hood, space and plumbing for washing machine, tiled flooring, tiling to splash prone areas and central heating boiler.

Utility/ Side Entry

17' 1" x 4' 4" (5.21m x 1.32m)
Double glazed window to rear elevation and vinyl flooring.

Guest W.C

Double glazed window to side elevation, W.C, wash hand basin and tiled flooring.

Landing

Central heating radiator and carpet.

Bedroom One

11' 2" x 15' 2" into chimney recess (3.40m x 4.62m into chimney recess)

Two double glazed windows to front elevation, central heating radiator and carpet.

Bedroom Two

11' 2" max x 12' max into chimney recess (3.40m max x 3.66m max into chimney recess)

Double glazed window to rear elevation, central heating radiator, carpet, storage cupboard and loft access via hatch.

Bedroom Three

10' 4" x 8' 5" into chimney recess (3.15m x 2.57m into chimney recess)

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

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over, extractor and vinyl flooring.

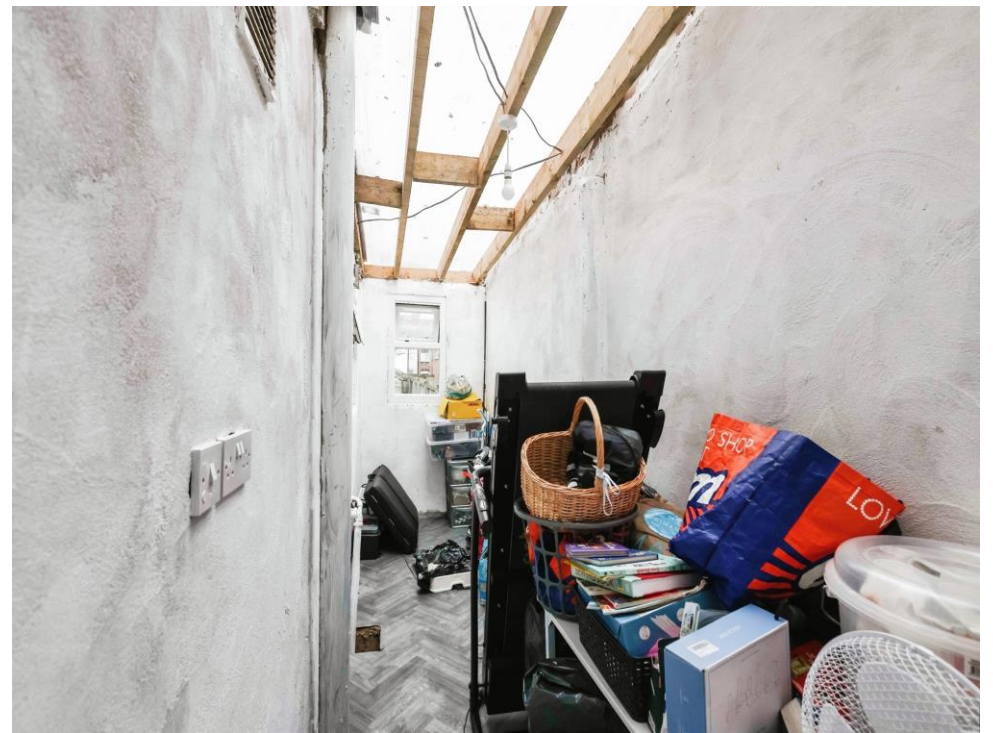
Front Garden

Block paved frontage.

Rear Garden

Slabbed patio with gated side access.









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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210152



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