



Ellesmere Road, Birmingham

burchell
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Property Description

A three bedroom mid-terrace situated in the heart of the community of B8 Birmingham.

Boasting three reception rooms, a downstairs family bathroom and a large rear garden.

Sat in a superb location near local shops and amenities- great for the school catchments in the area.

Locality is key for this property as it has great public transport links and offers an easy commute into Birmingham City Centre.

Entrance Hallway

Double glazed door to front elevation, central heating radiator, stairs to first floor accommodation, laminate and tiled flooring.

Lounge

14' 5" into bay x 10' 5" into chimney recess (4.39m into bay x 3.17m into chimney recess)

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

Dining Room

11' 1" x 9' 10" into bay (3.38m x 3.00m into bay)

Double glazed bay window to side elevation, central heating radiator, laminate flooring and access to cellar.

Reception Room

13' 2" x 10' 9" into chimney recess (4.01m x 3.28m into chimney recess)

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

Kitchen

11' 10" x 7' 11" (3.61m x 2.41m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and plumbing for washing machine, tiled flooring, tiling to splash prone areas and cooker hood.

Landing

Carpet and stairs leading to loft room.

Bedroom One

12' 2" x 14' into chimney recess (3.71m x 4.27m into chimney recess)
Double glazed window to front elevation, central heating radiator, carpet and gas fire.

Bedroom Two

13' 2" x 8' 4" into chimney recess (4.01m x 2.54m into chimney recess)
Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

11' 10" max x 8' 1" (3.61m max x 2.46m)
Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, shower, extractor, central heating radiator and fully tiled walls.

Loft Space

17' 1" floor height x 11' min (5.21m floor height x 3.35m min)
Double glazed velux window to rear elevation, carpet and eaves storage.

Rear Garden

Paved patio and laid to lawn.









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

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: Awaited

Tenure: Freehold

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