



Dawley Crescent, Birmingham





Property Description

Burchell Edwards are delighted to present this stunning property, ideal for many types of First time buyers, downsizers or investors alike. As you enter the property, you will be greeted by a spacious hallway room both a modern kitchen and lounge to rear.

Upstairs, the property boasts two bedrooms. The master bedroom is a spacious room with plenty of natural news, whilst the second being another good size double room. The shower room is large and stylish with its neutral colours appealing to everyone.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

Outside, this plot is unique with the garden not being attached to the proeprty itself but still offering a beautiful, tranquil space to enjoy on those warm days. A unique feature of this property is quiet cul-de-sac and the ample amount of greenery surrounding the property. In addition, there are two allocated parking spaces, ensuring convenience for residents.

Entrance Hallway

Door to front elevation, double glazed window to side elevation, laminate flooring, central heating radiator and stairs to first floor accommodation.

Lounge

10' 5" x 16' 7" into bay (3.17m x 5.05m into bay)
Double glazed bay window to side elevation, central heating radiator and under stairs storage.

Kitchen

5' 10" x 8' 1" (1.78m x 2.46m)
Double glazed windows to front and side elevations, a range of wall and base unitd with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, tiling to splash prone areas, central heating radiator and laminate flooring.



Landing

Carpet.

Bedroom One

8' 10" x 11' 5" (2.69m x 3.48m)

Double glazed windows to front and side elevations, storage cupboard and carpet.

Bedroom Two

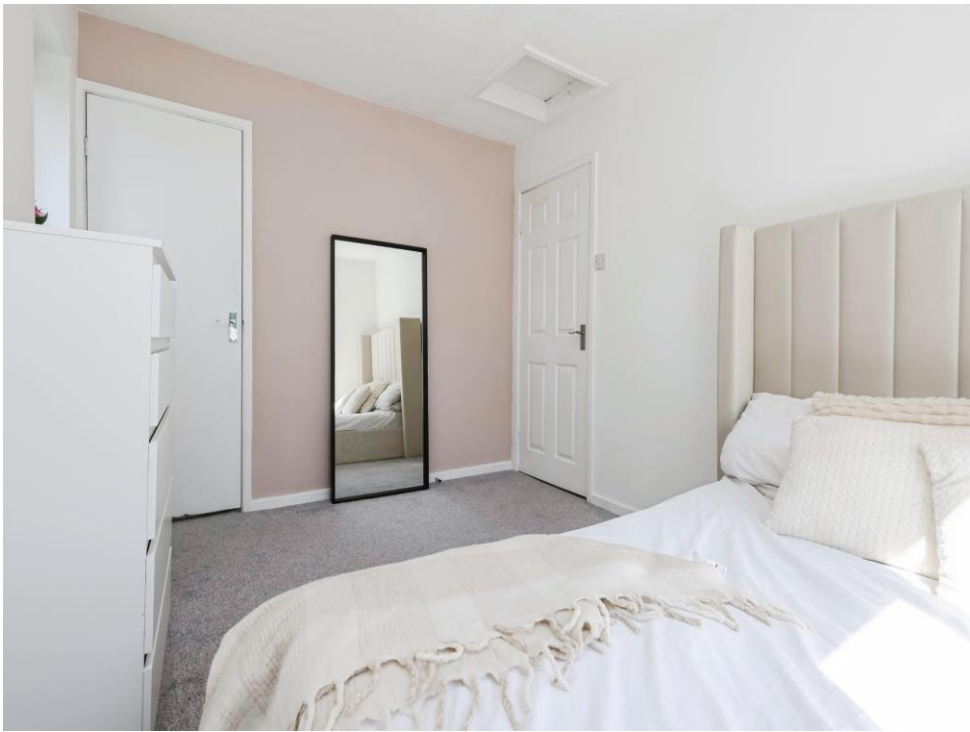
7' 10" x 6' 9" (2.39m x 2.06m)

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

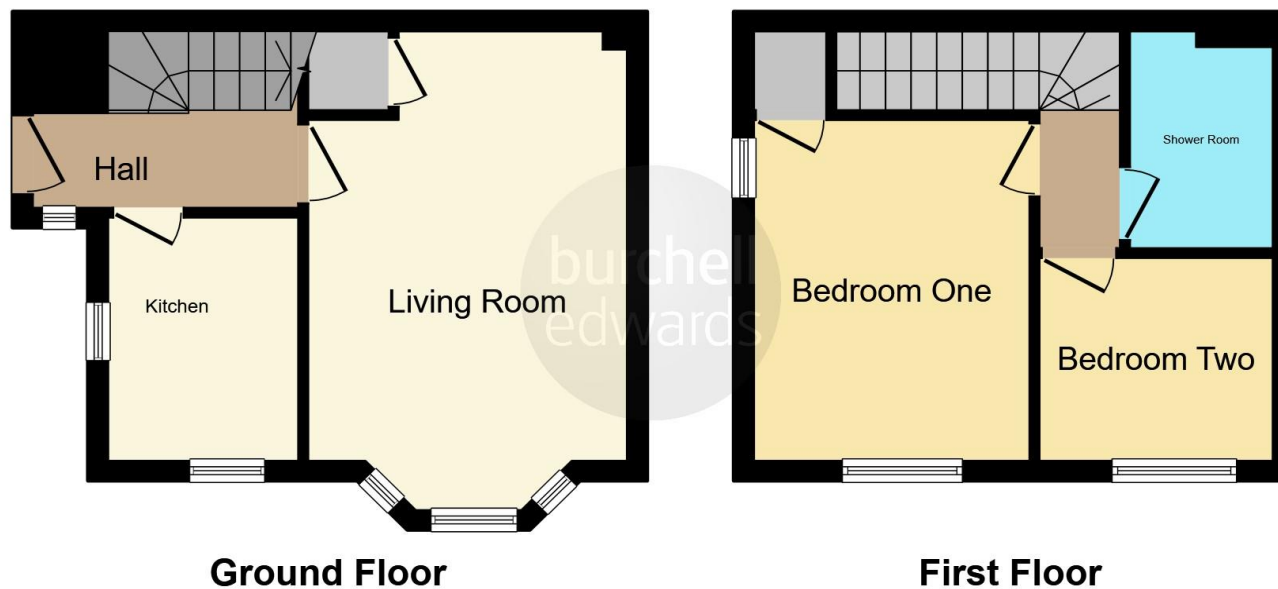
Shower Room

W.C, wash hand basin with vanity, shower cubicle, central heating radiator, extractor, tiling to splash prone areas 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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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