



St. Giles Road, Birmingham

burchell  
edwards

St. Giles Road, Birmingham, B33 0PB

for sale offers in the region of  
**£185,000**



### Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Tile Cross area of Birmingham (B33). The property in brief comprises an entrance porch, hallway, guest WC, lounge, kitchen diner, three bedrooms and a family bathroom.

Locality is key as the property is set amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

This would make an ideal investment opportunity or first time buy and will be sold with no upward chain.

To the rear you will discover a generously sized, mature rear garden and upon arrival, off-road parking is offered by-way-of a garage at the rear. The property may be in need of some modernisation and is double glazed and gas central heated where specified.

We anticipate a high level of viewing interest so advise and early appointment to avoid disappointment.

We believe this property is of non-standard construction, a non-standard construction property is very common, with plenty of mortgage lenders giving access to mortgages for these properties. We have financial experts within branch that can help advise on this or alternatively make enquiries regarding the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

### Entrance Porch

Door to front elevation, two double glazed windows to side elevation and laminate flooring.

### Entrance Hallway

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

### Lounge

15' 5" x 10' ( 4.70m x 3.05m )

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

### Kitchen

9' 11" x 16' 2" ( 3.02m x 4.93m )

Double glazed window to rear elevation, double glazed door to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for electric cooker, washing machine, tiled flooring and central heating radiator.

### Conservatory

6' 6" x 11' 10" plus storage room ( 1.98m x 3.61m plus storage room )

Double glazed window and patio doors to rear elevation, tiled flooring and storage room.

## Landing

Loft access and carpet.

## Bedroom One

12' 5" x 9' 9" ( 3.78m x 2.97m )

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

## Bedroom Two

13' max x 9' 9" max ( 3.96m max x 2.97m max )

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

## Bedroom Three

7' 2" x 9' 8" ( 2.18m x 2.95m )

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

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with shower over, central heating radiator and airing cupboard.

## Downstairs W.C

Single glazed window to front elevation, W.C, wash hand basin and lino flooring.

## Front Garden

Lawned area and paved pathway.

## Rear Garden

Paved patio, laid to lawn, access to garage and access to rear.









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)

To view this property please contact Burchell Edwards on

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 BIRMINGHAM B34 7HR

EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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