



Dunkley Crescent, Fordbridge, BIRMINGHAM





# Dunkley Crescent, Fordbridge, BIRMINGHAM, B37 5FE

for sale  
**£220,000**



## Property Description

FREEHOLD AVAILABLE ON COMPLETION

Burchell Edwards are delighted to present this stunning end of terraced property, ideal for first time buyers.

Moving through the property, you enter a spacious hallway which has a downstairs cloakroom coming off it. You proceed through to a spacious, bright and airy lounge with plenty of natural light. To the rear of the ground floor, you have the heartbeat of the home with a stunning open-plan kitchen/diner which boasts itself to entertaining guests and feeding the family in style. The kitchen/diner leads to the garden which has been beautifully kept and is south facing bringing plenty of sunlight and warmth.

Upstairs, the property boasts two bedrooms. The master bedroom is a spacious room and is south facing which keeps the room nice and warm and bright, whilst the second being another good size double room. The Bathroom is 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 being the only one in the row with side access, the south facing garden provides a peaceful and tranquil space to relax.

The property is set back from the road providing a nice quiet environment whilst also being withing close proximity to local amenities and transport links such as the M6 & M42

## Entrance Hallway

Door to front elevation, central heating radiator and carpet.

## Guest W.C

W.C, wash hand basin, central heating radiator and lino flooring.

## Lounge

15' 9" max x 8' 7" max ( 4.80m max x 2.62m max )  
Double glazed window to front elevation, central heating radiator, carpet and stairs to first floor accommodation.

## Kitchen

11' 1" max x 13' 2" ( 3.38m max x 4.01m )  
Double glazed patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, integrated fridge freezer, lino flooring, central heating radiator, space and plumbing for washing machine.

## Landing

Central heating radiator, carpet, loft access, airing cupboard.

## Bedroom One

8' 10" x 13' 3" ( 2.69m x 4.04m )

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

## Bedroom Two

7' 9" x 13' 3" ( 2.36m x 4.04m )

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

## Bathroom

Bath with shower over, W.C, wash hand basin, lino flooring, central heating radiator and tiling to splash prone areas.

## Parking

Allocated parking space.

## Rear Garden

lawned area, decked area, paved area and side access to frontage.

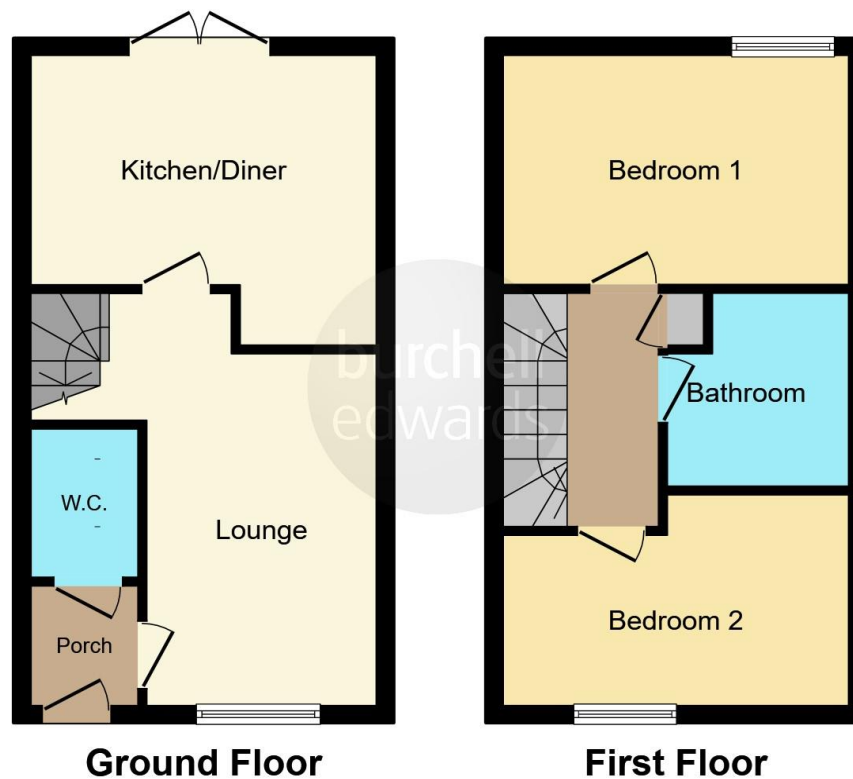












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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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