



Pencroft Road, Birmingham

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edwards**



Property Description

Burchell Edwards are delighted to present this stunning end of terraced property, ideal for first time buyers or anyone looking for a large three-bedroom property with parking.

The property is an excellent size throughout, the groundfloor consists of two reception areas that can open into one large room, wet room, modern kitchen/diner and a conservatory which opens to a private well maintained rear garden which is home to a well built outhouse with power and electricity which lends itself for multiple uses.

Upstairs, the property boasts a well lit landing and three double bedrooms 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.

The frontage has ample parking for multiple cars along with access to the rear garden. In addition, you have great access to local schools, amenities and transport links such as the M6 & M42.

Entrance Porch

Two double glazed windows to side elevation, door to side elevation, spotlights and laminate flooring.

Entrance Hallway

Stairs to first floor accommodation, under stairs storage, central heating radiator and laminate flooring.

Kitchen/ Diner

Kitchen Area

7' 6" x 13' 8" (2.29m x 4.17m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric double oven, integrated microwave, gas hob, extractor, tiled flooring, space and plumbing for washing machine.

Dining Area

18' 6" x 10' 10" max (5.64m x 3.30m max)

Open plan to kitchen, Double glazed doors to conservatory, tiled flooring, two central heating radiators.

Lounge

11' 1" x 14' 11" into chimney recess (3.38m x 4.55m into chimney recess)

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

Dining Room

11' 1" x 11' 3" into bay (3.38m x 3.43m into bay)

Double glazed bay window to side elevation, double glazed window to front elevation, central heating radiator, electric fire place and laminate flooring.

Wet Room

Shower, W.C, wash hand basin, extractor, heated towel rail, water proof wall panelling, wet room floor and tiling to splash prone areas.

Landing

Double glazed window to side elevation, central heating radiator, carpet, loft access (fully boarded) and airing cupboard.

Bedroom One

11' 6" into door recess x 11' 1" plus wardrobes (3.51m into door recess x 3.38m plus wardrobes)
Double glazed window to front elevation, central heating radiator, laminate flooring, fitted wardrobes.

Bedroom Two

11' 6" x 9' 1" (3.51m x 2.77m)
Double glazed window to side elevation, central heating radiator, laminate flooring, fitted wardrobes and storage cupboard.

Bedroom Three

10' 8" x 8' 1" plus wardrobes (3.25m x 2.46m plus wardrobes)
Double glazed window to rear elevation, central heating radiator, laminate flooring, fitted wardrobes.

Bathroom

Two double glazed windows to rear elevation, W.C, wash hand basin with vanity unit, shower cubicle, extractor, wet room floor, central heating radiator and heated towel rail.

Front Garden

Block paved driveway providing off road parking, access to rear garden.

Rear Garden

Two block paved patio areas, side access to frontage, astro turf, plants and shrubs, fish pond and outdoor tap.

Garden Outbuilding

8' 11" x 16' (2.72m x 4.88m)
Double glazed window to front elevation, power and lighting.









Ground Floor



First Floor

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210292



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