



Sandhurst Avenue, Birmingham



Sandhurst Avenue, Birmingham, B36 8EJ

for sale offers in the region of
£320,000



Property Description

Burchell Edwards are delighted to present this three bedrooms Semi detached, ideal for families that want to make a house a home. As you enter the property, you will be greeted by a spacious hallway which leads to two reception rooms, kitchen and ground floor W/C.

Upstairs you have your traditional three bedrooms and family bathroom.

All rooms are spacious throughout with high ceilings giving a fabulous sense of space and offering plenty of natural light.

Outside, this plot has plenty of off road parking to the front and a large family garden to the rear, space to relax. There is plenty of room for extensions (STPP) should you wish to increase the size of this home as your family grows.

Located within Hodge hill, this family home is within a great community setting excellent public transport links. It is also in close proximity to nearby schools, local amenities, and a strong local community.

Entrance Hallway

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

Lounge

16' 2" x 10' 10" into chimney recess (4.93m x 3.30m into chimney recess)
Double glazed bay window to front elevation, central heating radiator, gas fire and carpet.

Dining Room

10' 11" x 14' 3" into bay (3.33m x 4.34m into bay)
Double glazed patio doors to rear elevation, central heating radiator, gas fire and carpet.

Kitchen

10' 11" x 7' 1" (3.33m x 2.16m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, storage pantry, central heating radiator, laminate flooring and tiling to splash prone areas.

Landing

Loft access and carpet.

Bedroom One

16' 8" into bay x 9' 1" plus wardrobe (5.08m into bay x 2.77m plus wardrobe)

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

Bedroom Two

11' x 14' 1" into chimney recess (3.35m x 4.29m into chimney recess)

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

Bedroom Three

9' 7" x 7' 3" (2.92m x 2.21m)

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

Bathroom

Double glazed window to rear elevation, wash hand basin, shower cubicle, central heating radiator, central heating boiler.

Separate W.C

Window to rear elevation, W.C, central heating radiator and laminate flooring.

Rear Garden

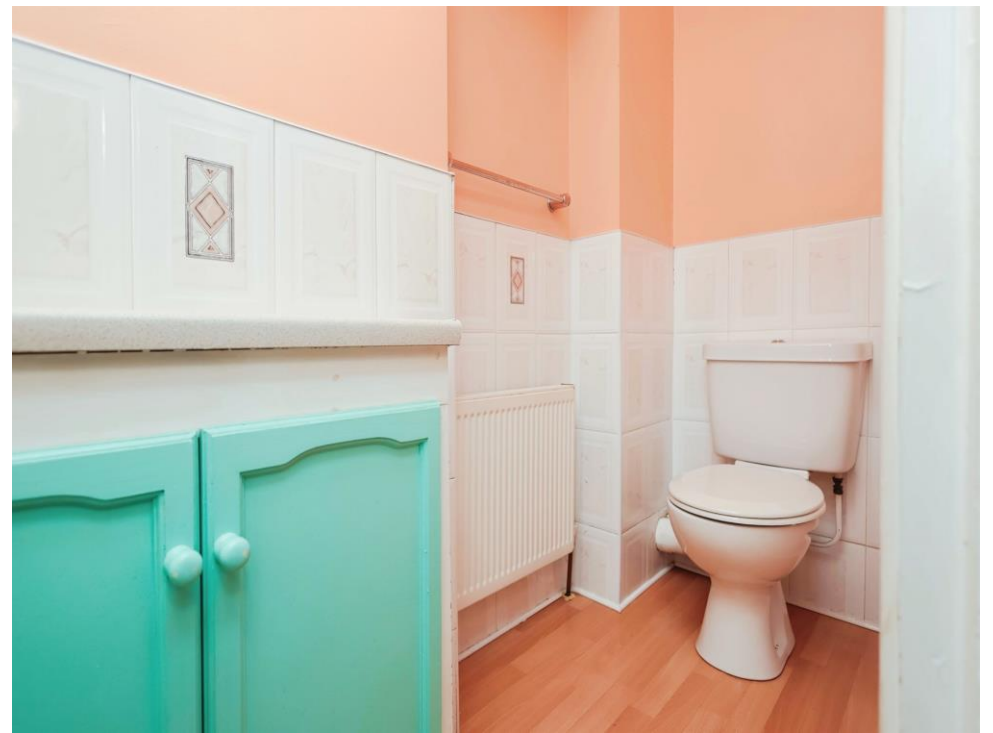
Block paved patio, laid to lawn, shrubs and plants.

Garage

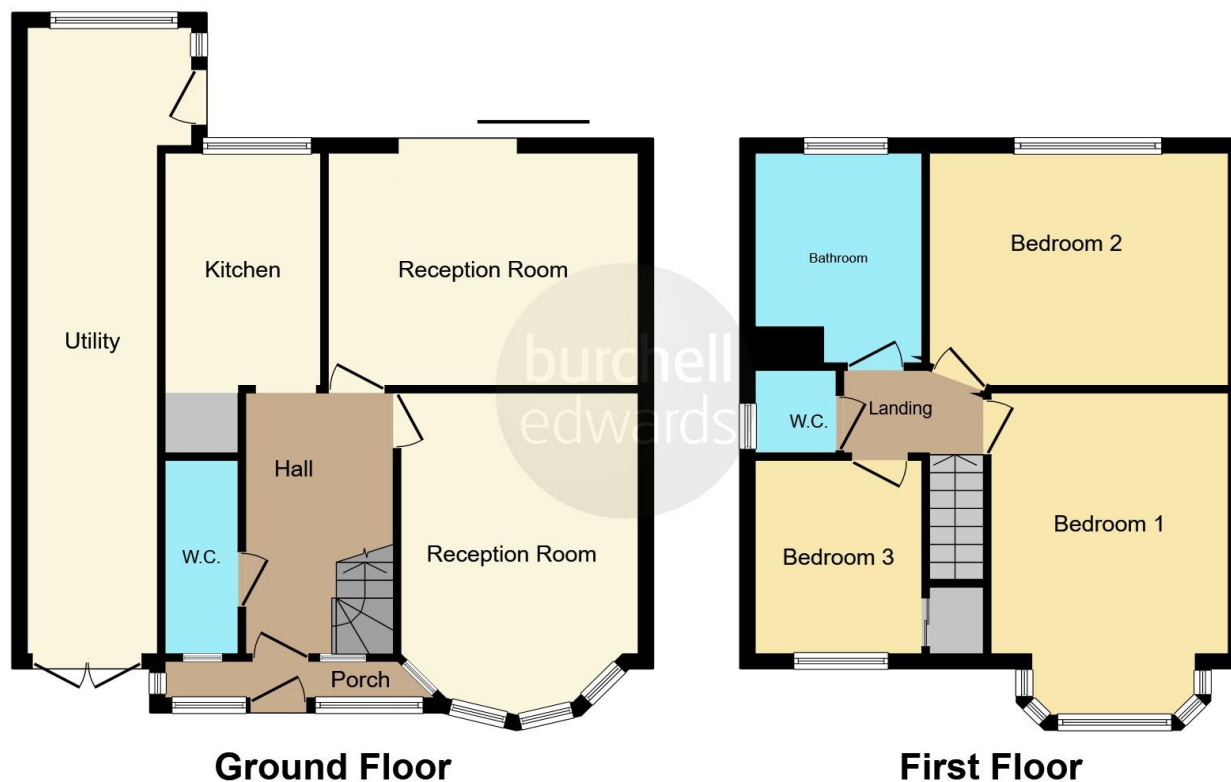
34' 7" x 5' 6" (10.54m x 1.68m)

Double doors, access to garden, plumbing for washing machine, double glazed windows to rear and side elevations, power and lighting.









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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2-4 Hurst Lane
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210644



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