



Lea Ford Road, Birmingham

**burchell
edwards**



Property Description

This is a well presented three bedroom semi detached home in a great location! Close to shops, transport links and schools, Ideal family home for a first time buyer or growing family. Large lounge, modern kitchen, conservatory, two double bedrooms and a generous third bedroom, family bathroom, front and rear gardens with ample off road parking to the side! This property benefits from a multi use loft space. This one is not to be missed

Entrance Hallway

Central heating radiator.

Lounge

11' 2" x 19' 7" (3.40m x 5.97m)

Double glazed windows to front and side elevations, central heating radiator and log burner.

Kitchen

13' 2" x 10' 2" (4.01m x 3.10m)

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, central heating radiator.

Conservatory

13' 10" x 5' 7" (4.22m x 1.70m)

Double glazed window and door, tiled flooring.

Landing

Double glazed window to rear elevation, loft access.

Bedroom One

12' 5" x 11' 6" (3.78m x 3.51m)

Two double glazed windows to side elevation, central heating radiator.

Bedroom Two

13' 4" x 9' 3" (4.06m x 2.82m)

Two double glazed windows to rear elevation, central heating radiator.

Bedroom Three

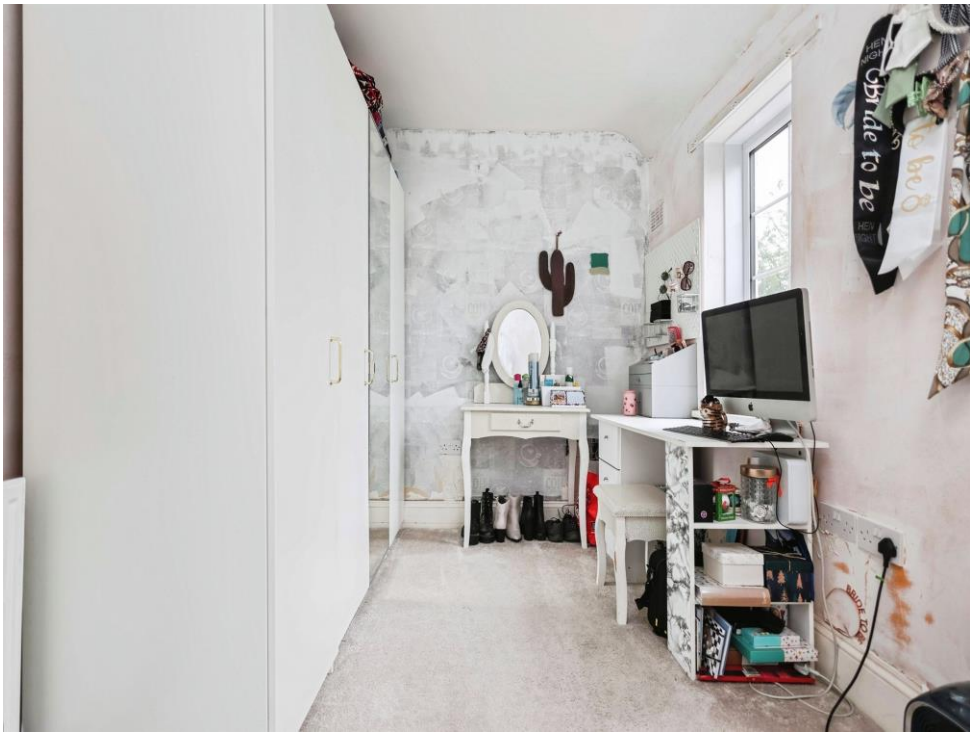
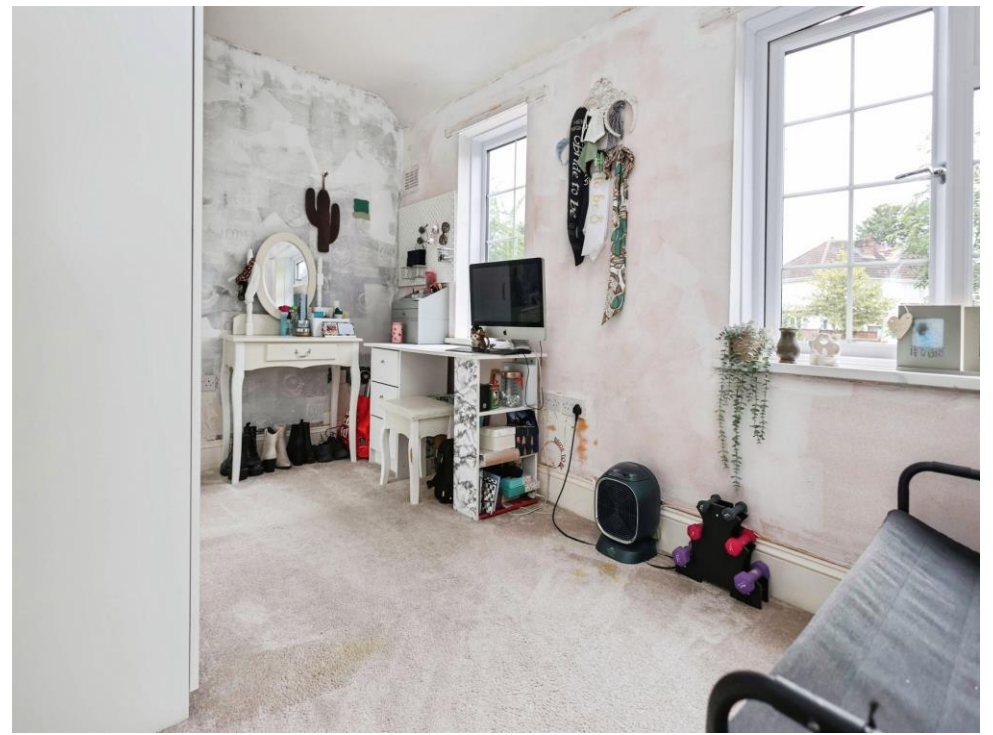
13' 2" x 7' 9" (4.01m x 2.36m)

Two double glazed windows to front elevation and central heating radiator.

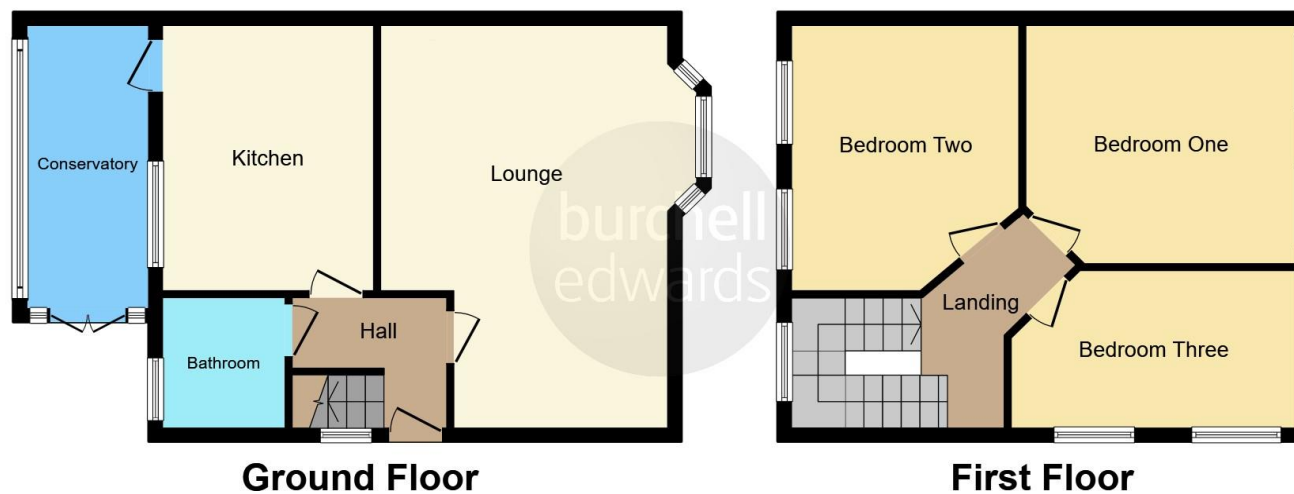
Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, central heating radiator, tiling to walls, 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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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