



Over Green Drive
BIRMINGHAM

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Property Description

Burchell Edwards are delighted to offer this two bedroom end of terrace home, situated in a very popular area of Kingshurst, Birmingham (B37).

The property in brief compromises an entrance hall, fitted kitchen, guest WC, a cosy lounge leading to a conservatory and a private rear garden. To the first floor there are two good-sized bedrooms and a family bathroom.

Upon arrival you will discover ample off-road parking by-way-of a driveway. With superb transport links, situated near shops, eateries and amenities, homeowners will be spoiled for choice.

Well-presented throughout, this home makes an ideal first time buy or investment or would be perfect for couples or growing families alike.

We anticipate high levels of interest so viewings are essential to appreciate of the space and accommodation available. Do not miss out!

Entrance Hallway

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

Lounge

11' 9" x 14' 7" (3.58m x 4.45m)
Double glazed French doors and window to rear elevation, central heating radiator and carpet.

Guest W.C

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

Kitchen

11' 3" x 7' 8" (3.43m x 2.34m)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric oven and grill, space and

plumbing for washing machine and dishwasher, induction hob with extractor, tiling to splash prone areas, spotlights and laminate flooring.

Conservatory

11' x 9' 5" max (3.35m x 2.87m max)
Double glazed surround, double glazed patio doors to rear elevation, tiled flooring.

Landing

Loft access via hatch, central heating radiator and carpet.

Bedroom One

14' 8" max x 9' 8" (4.47m max x 2.95m)
Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

10' 7" max x 14' 8" (3.23m max x 4.47m)
Two double glazed windows to rear elevation, central heating radiator, carpet and storage cupboard housing central heating boiler.

Bathroom

Double glazed window to side elevation, wash hand basin, W.C, bath, laminate flooring, extractor and central heating radiator.

Parking

Two allocated space on block paved driveway.

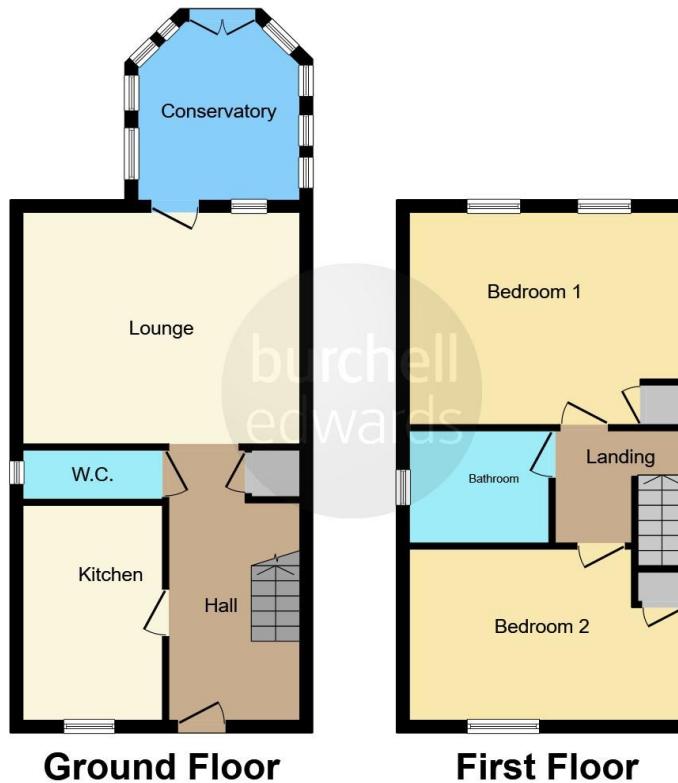
Rear Garden

Patio area, laid to lawn, outside tap, gated side access and fencing to boundaries.









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

To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210649



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