



Gressel Lane, Birmingham





## Property Description

Burchell Edwards present this three bedroom end of terrace property situated in a popular area of Tile Cross in Birmingham (B33).

Offering off-road parking, a private rear garden and a conservatory, this home is spacious throughout and would make an ideal buy for first time buyers or growing families alike.

Sit amongst many local shops and amenities, with great transport links and school catchments area for both primary and secondary schools.

We recommend that viewings are essential to appreciate the space and accommodation available.

## Entrance Porch

Double glazed windows to front and side elevations, carpet.

## Entrance Hallway

Carpet, central heating radiator and stairs to first floor accommodation.

## Lounge

21' 7" x 11' 8" max ( 6.58m x 3.56m max )  
Double glazed window to front elevation, single glazed window to side elevation, gas fire place, central heating radiator and carpet.

## Kitchen

20' 10" max x 8' 9" max ( 6.35m max x 2.67m max )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, tiled flooring, tiling to splash prone areas, space and plumbing for washing machine.

## Conservatory

6' 2" x 10' 6" ( 1.88m x 3.20m )  
Double glazed patio doors to side and rear elevations, double glazed windows to all elevations and carpet.



## Landing

Carpet, storage cupboard and loft access via hatch.

## Bedroom One

14' x 11' 11" max ( 4.27m x 3.63m max )  
Double glazed window to front elevation,  
central heating radiator and carpet.

## Bedroom Two

12' 9" x 7' 9" ( 3.89m x 2.36m )  
Single glazed window to side elevation,  
central heating radiator, carpet and built in  
storage.

## Bedroom Three

6' 10" x 10' ( 2.08m x 3.05m )  
Single glazed window to side elevation,  
carpet and central heating boiler housed.

## Bathroom

Double glazed window to side elevation, W.C,  
wash hand basin, bath with shower over,  
central heating radiator, vinyl flooring.

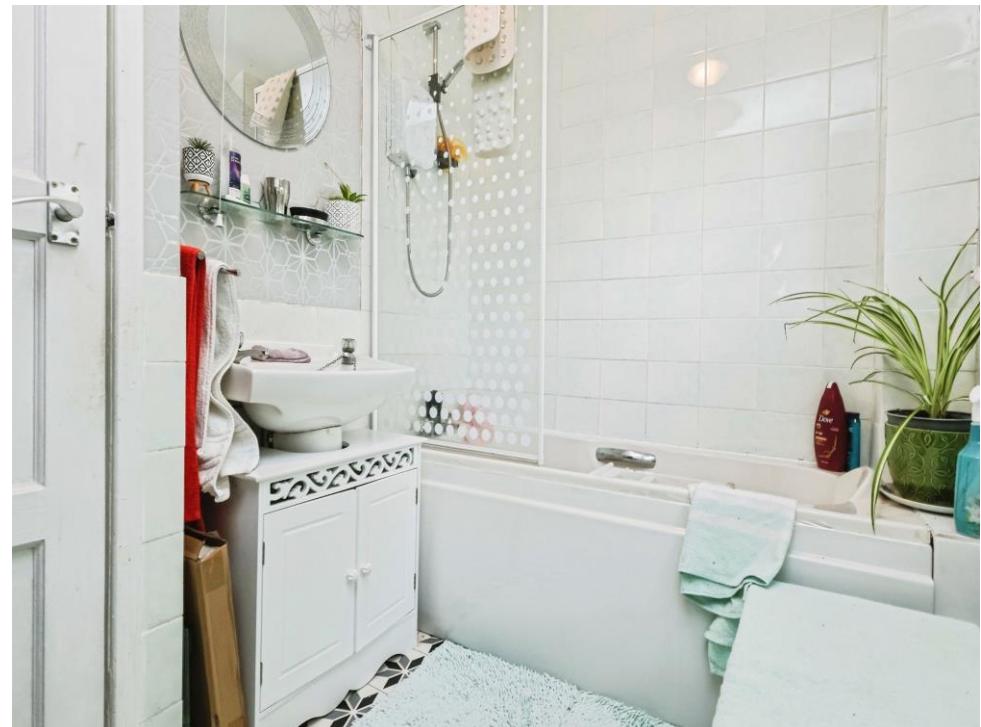
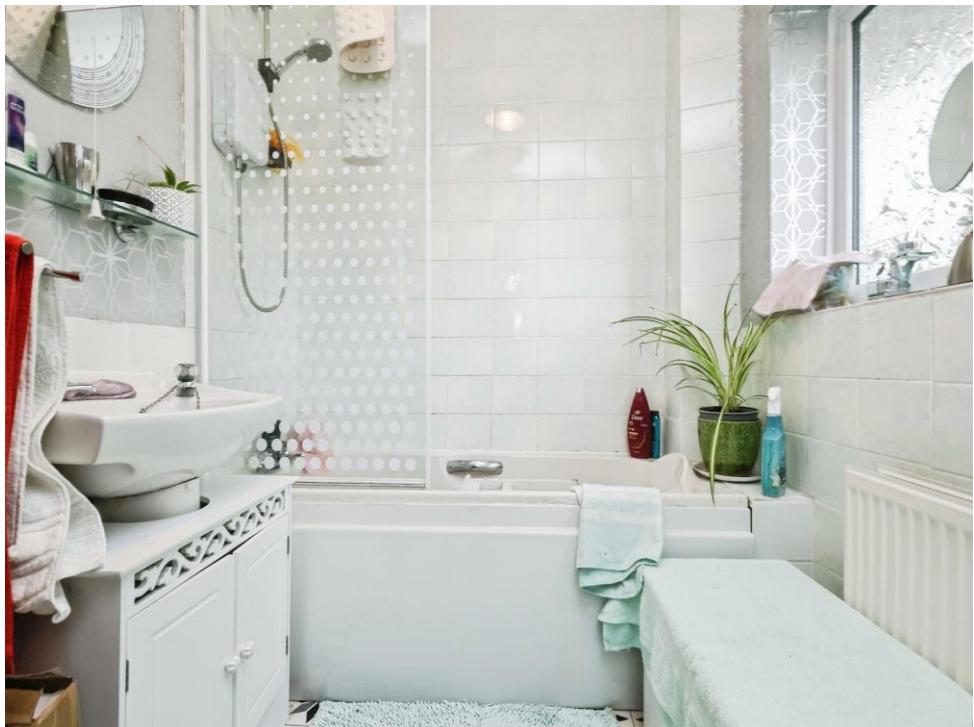
## Front Garden

Driveway providing off road parking.

## Rear Garden

Patio area, lawned area, trees and shrubs,  
fencing to all 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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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