



St. Margarets Avenue, BIRMINGHAM

burchell
edwards



Property Description

Burchell Edwards are delighted to present this family home, ideal for many types of buyers.

On approach you have a well looked after front garden creating a curb appeal immediately.

Moving through the entrance hallway, you will find a spacious family living room which in turn leads to a functional kitchen and downstairs bathroom. To the rear you have a private garden which is a great space for the whole family.

Upstairs, the property boasts three bedrooms, all three of which are spacious and suit a modern day family.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

Located within the popular community area B8, you had great access to plenty of local amenities, schooling and public transport links.

Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations.

Entrance Hallway

Door to front elevation, central heating radiator, carpet, stairs to first floor accommodation.

Lounge

17' 8" into bay x 11' 11" max (5.38m into bay x 3.63m max)

Double glazed bay window to front elevation, central heating radiator, laminate flooring and under stairs storage.

Kitchen

9' 5" x 10' 3" (2.87m x 3.12m)

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, double electric oven, washing machine, laminate flooring and tiling to splash prone areas.



Landing

Carpet, loft access via hatch and all doors off.

Bedroom One

10' 8" x 17' 2" max (3.25m x 5.23m max)
Two double glazed windows to front elevation, central heating radiator, laminate flooring and storage cupboard.

Bedroom Two

12' 5" x 9' (3.78m x 2.74m)
Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

9' 7" x 7' 11" (2.92m x 2.41m)
Double glazed window to rear elevation, central heating radiator and laminate flooring.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator and fully tiled walls.

Front Garden

Block paved patio and lawned area.

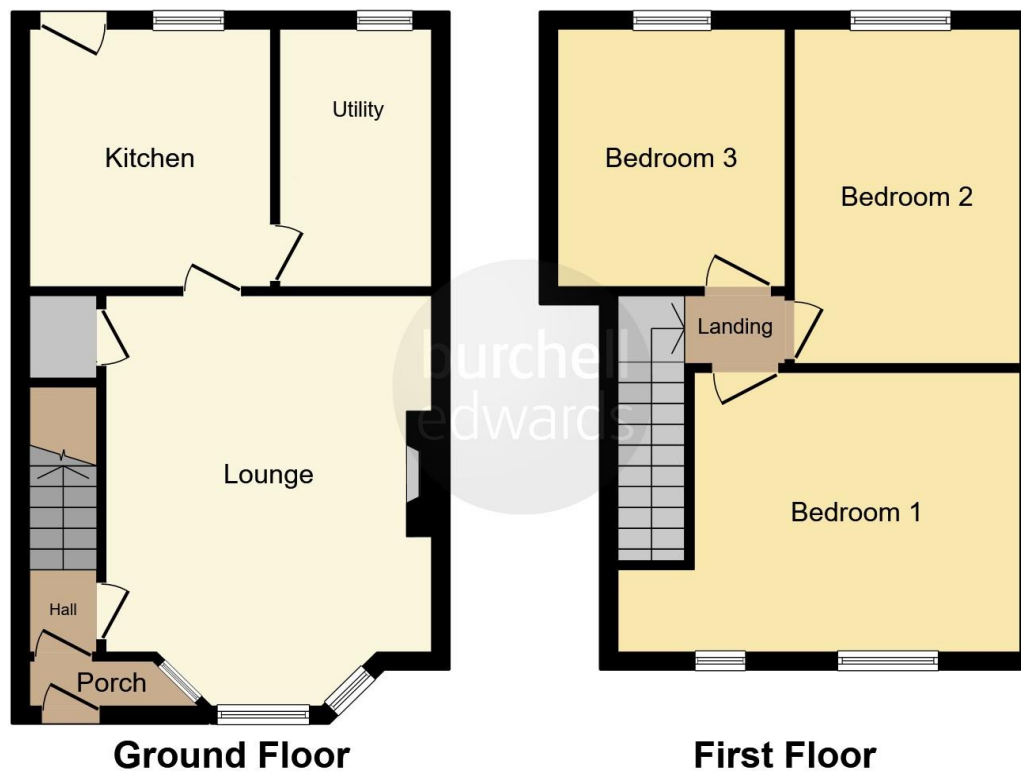
Rear Garden

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









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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210818



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210818 - 0002