



Old Bromford Lane, Birmingham

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Property Description

Burchell Edwards are delighted to offer this well presented three bedroom traditional semi-detached family home, situated on the very popular Old Bromford Lane in Birmingham (B8).

The property is maintained throughout and briefly comprises an enclosed porch, entrance hallway, two reception rooms, a guest WC, an extended 'L' shaped modern fitted kitchen/diner with integrated appliances, three bedrooms and a fully tiled family shower room.

Upon arrival you will discover ample off-road parking by-way-of a driveway, and to the rear a well maintained private garden.

The property sits within easy reach of all amenities, great school catchments and transport links. Additional benefits include new gas central heating radiators throughout and double glazing.

Viewings are definitely recommended to appreciate the space and accommodation available.

Entrance Porch

Tiled flooring and cupboard housing meters.

Entrance Hallway

Double glazed window to side elevation, central heating radiator, spotlights, laminate flooring and stairs to first floor accommodation.

Lounge

15' 2" into bay x 9' 6" (4.62m into bay x 2.90m)
Double glazed bay window to front elevation, central heating radiator and laminate flooring.

Kitchen/ Diner

17' 4" max x 14' 10" max (5.28m max x 4.52m max)
Sliding patio doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, integrated dishwasher, fridge freezer, microwave, oven and grill, laminate flooring, central heating radiator, central heating boiler housed, space and plumbing for washing machine.

Guest W.C

W.C, wash hand basin and laminate flooring.

Landing

Double glazed window to side elevation, loft access via hatch and carpet.

Bedroom One

13' 2" into bay x 10' (4.01m into bay x 3.05m)
Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Two

12' 11" max x 10' 3" (3.94m max x 3.12m)
Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

7' 1" x 5' 5" (2.16m x 1.65m)
Double glazed window to front elevation, central heating radiator and carpet.

Shower Room

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, heated towel rail, spotlights, tiling to walls and tiled flooring.

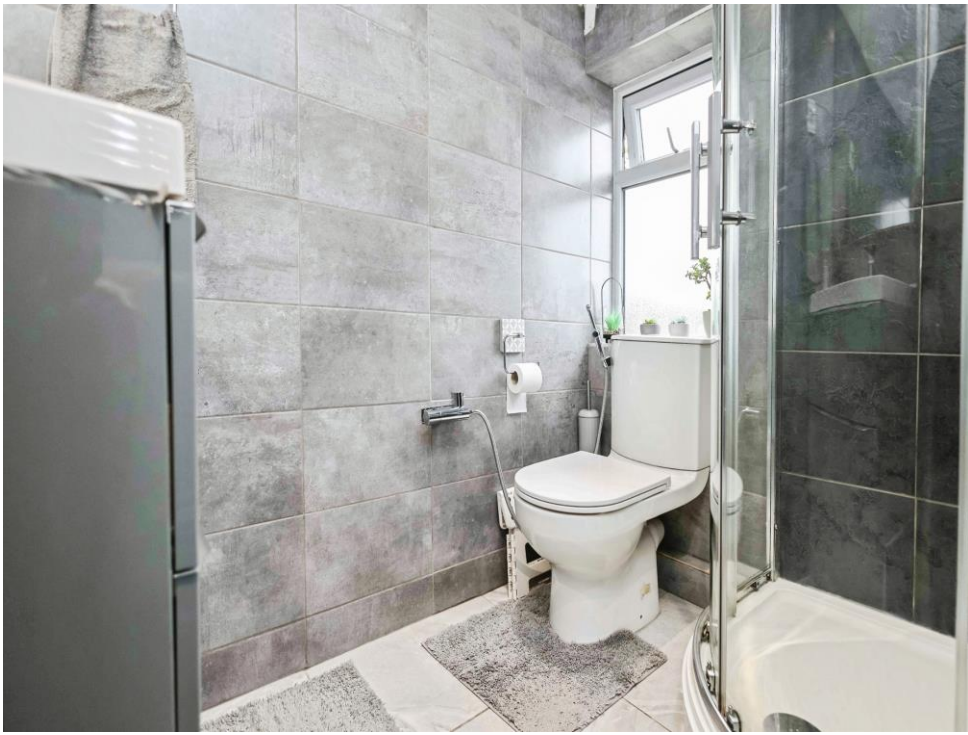
Front Garden

Concrete driveway providing off road parking, double garage at rear,

Rear Garden

Gated side access. gated rear access, laid to lawn, patio area, outside tap, fencing to boundaries and access to garage.









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

Tenure: Freehold

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