



Hedley Grove, Birmingham

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## Property Description

Burchell Edwards are delighted to bring to market this well presented two bedroom terrace home situated in the Tile Cross area of Birmingham (B33).

The property in brief compromises an entrance hallway, lounge, modern fitted kitchen, guest WC, two double bedrooms and a modern family bathroom.

Upon arrival you will discover that the property is tucked away in a quiet cul-de-sac away from any busier streets and offers private off-road parking by-way-of a driveway.

The property offers modern/stylish decor throughout and is superbly located amongst many amenities including local shops, eateries and public transport links. Making an ideal purchase for first-time buyers or couples alike, this beautiful home is ready to move straight in to as it requires no work.

The rear garden is perfect for entertaining or enjoying a quiet retreat; especially in the warmer months and is very private with its' fenced boundaries.

Providing easy access to destinations such as Birmingham City Centre and Birmingham Airport, commuters will be well aided with both M6/M42 motorways close by and both Lea Hall and Stechford Train Stations just a short distance away.

We recommend that a viewing is essential in order to appreciate the space and accommodation available. We anticipate high viewing interest and assume this won't be round for long!

## Entrance Hallway

Stairs to first floor accommodation, laminate flooring and verticle wall radiator.

## Lounge

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

## Kitchen

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, induction hob, integrated oven and gill, tiling to splash prone areas, tiled flooring, integrated microwave, space and plumbing for washing machine, central heating radiator and central heating boiler housed.

## Guest W.C

Double glazed window to rear elevation, W.C, wash hand basin, spotlights and tiled flooring.

## Landing

Loft access via hatch and carpet.

## Bedroom One

Double glazed window to front elevation with secondary glazing, central heating radiator, laminate flooring and storage over stairs.

## Bedroom Two

Double glazed window to rear elevation with secondary glazing, two central heating radiators and carpet.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with rainfall shower over, extractor, tiling to walls, vinyl flooring and wall radiator.

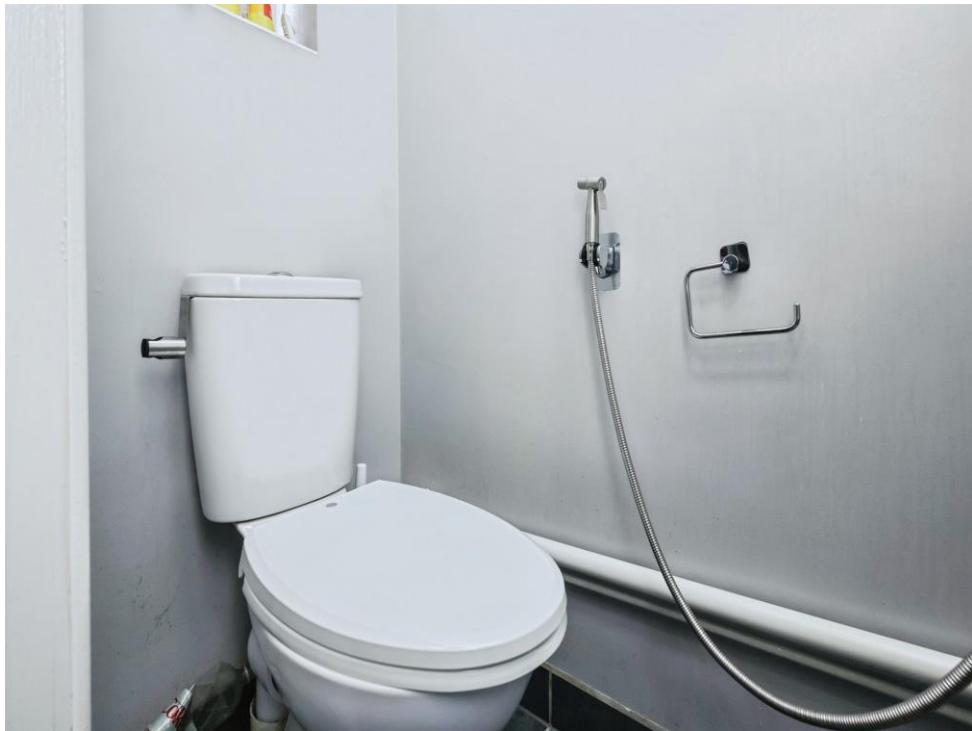
## Front Garden

Driveway providing off road parking.

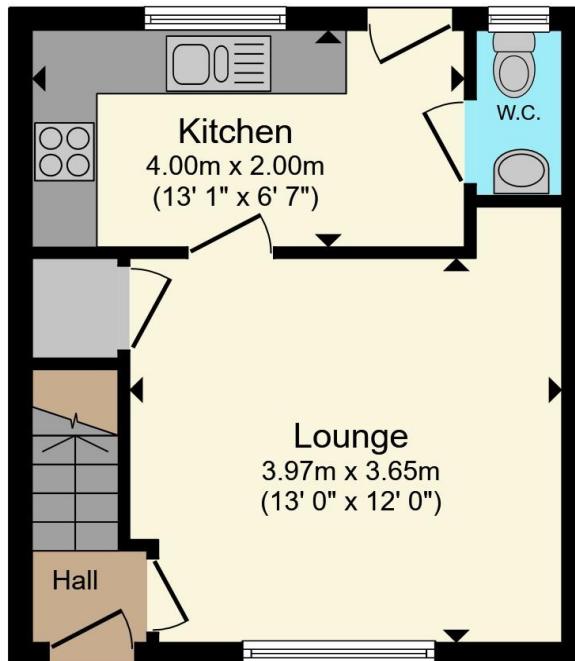
## Rear Garden

Laid to lawn, decking area, outside tap and fencing to all boundaries.

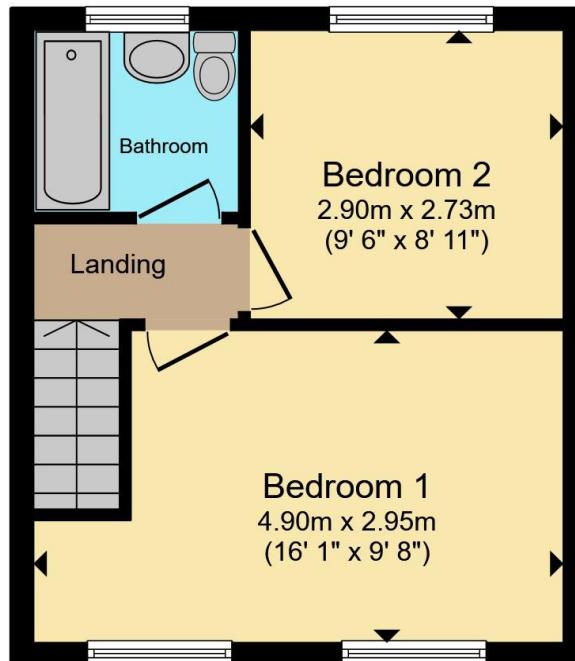








**Ground Floor**



**First Floor**

Total floor area 56.6 m<sup>2</sup> (610 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C    Council Tax  
Band: A

Tenure: Freehold

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