



Common Lane, Washwood Heath BIRMINGHAM





## Property Description

Burchell Edwards present this three bedroom terraced property situated in the Washwood Heath area of Birmingham (B8)

The property in brief comprises an entrance porch, hallway, three reception rooms, fitted kitchen, Guest W.C, a family bathroom, three bedrooms and a private rear garden.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links. A popular area for school catchments and easy access to the M6/M42 Motorway.

This home would make an ideal investment opportunity or first time buy. Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Porch

Tiled flooring.

## Entrance Hallway

Central heating radiator and laminate flooring.

## W.C

Low level flush W.C and lino flooring.

## Lounge

12' 8" x 11' 2" ( 3.86m x 3.40m )  
Double glazed window to rear elevation, laminate flooring, central heating radiator and storage cupboard.

## Dining Room

11' x 9' 3" excluding bay ( 3.35m x 2.82m excluding bay )  
Double glazed bay window to front elevation, central heating radiator and laminate flooring.

## Reception Room Three

8' 3" x 6' 1" ( 2.51m x 1.85m )  
Double glazed door to side elevation, double glazed patio doors to rear elevation, central heating radiator and lino flooring.

## Kitchen

13' 1" x 8' ( 3.99m x 2.44m )  
Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill ,five ring gas hob, laminate flooring, heated towel rail, tiling to splash prone areas and central heating boiler.

## Landing

Carpet and loft access.

## Bedroom One

12' 7" x 10' 11" ( 3.84m x 3.33m )

Two double glazed windows to front elevation, carpet, central heating radiator and storage cupboard.

## Bedroom Two

11' 2" x 9' 8" ( 3.40m x 2.95m )

Double glazed window to rear elevation, carpet and central heating radiator.

## Bedroom Three

8' 4" x 7' 3" ( 2.54m x 2.21m )

Double glazed window to rear elevation, carpet and central heating radiator.

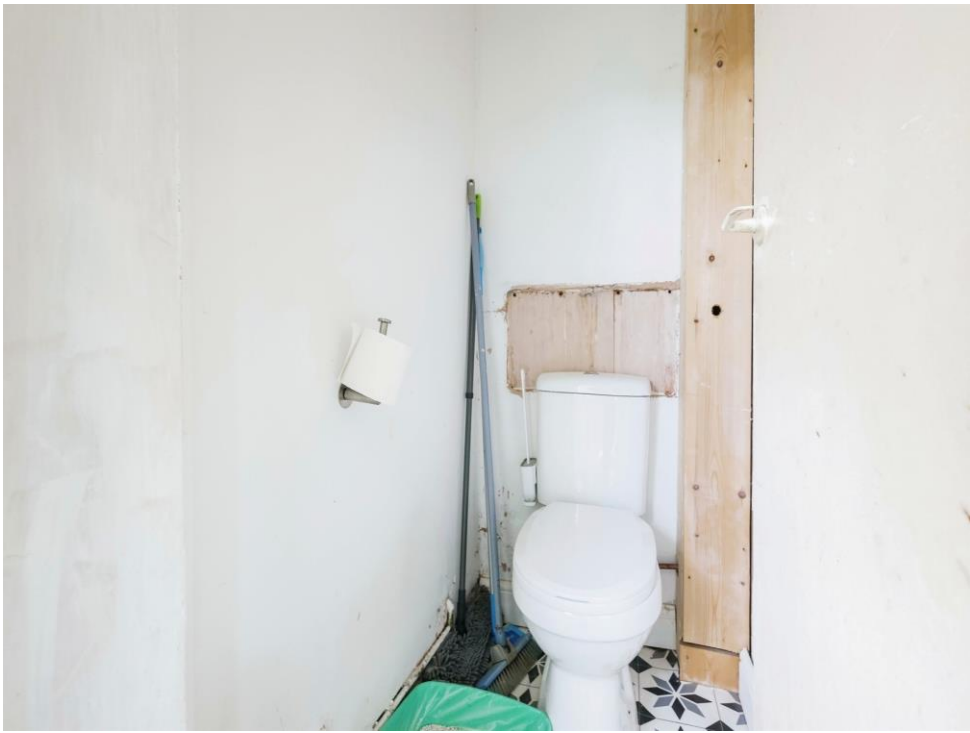
## Bathroom

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

## Rear Garden

Paved garden with outside tap and rear access.









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EPC Rating: D

Tenure: Freehold

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