

Property details **approval form**

23 Ayre Road, BIRMINGHAM, West Midlands, England, B24 9DU

Date: 29 September 2023

Property Ref and Version: ERD206121 - 0001

Selling your home with us!



○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £280,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > No upward chain
- > Recently redecorated throughout
- > Modern kitchen and bathroom
- > Two separate reception rooms
- > Off road parking for two cars
- > Very popular and sought after road.

○ Short Description

Available with NO UPWARD CHAIN this STUNNING FAMILY HOME has been RECENTLY REDECORATED and offers 2 RECEPTION ROOMS, 3 BEDROOMS, OFF ROAD PARKING, MODERN KITCHEN and BATHROOM and in a VERY POPULAR RESIDENTIAL AREA!

○ Long Description

A well presented three bedroom semi detached family home in a very popular road in Erdington that offers fantastic space and 1930's style. Having been recently decorated throughout to a neutral style, this beautiful home is now move in ready! Available with no upward chain and benefiting from off road parking, two separate reception rooms, modern kitchen and bathroom, landscaped rear garden and so much more! Book your viewing with Burchell Edwards today!

○ Directions

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○ Room Description

Approach

Driveway providing off road parking.

Reception Porch

Double glazed windows and door to front elevation.

Entrance Hallway

Single glazed timber door to front elevation, stained glass window to front elevation, stairs to first floor, storage cupboard and central heating radiator.

Lounge

14' 8" into bay x 11' 7" (4.47m into bay x 3.53m)

Double glazed bay window to front elevation, gas fire and central heating radiator.

Dining Room

10' 7" x 12' (3.23m x 3.66m)

Kitchen

8' 7" x 6' 9" (2.62m x 2.06m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, electric oven, gas hob, space and plumbing for a washing machine and central heating boiler.

Landing

Single glazed stained glass window to side elevation and loft hatch with drop down ladders.

Bedroom One

15' 2" into bay x 10' 8" (4.62m into bay x 3.25m)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

12' into recess x 10' 8" (3.66m into recess x 3.25m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' 9" x 7' 7" (2.06m x 2.31m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear and side elevation, wash hand basin, WC, shower cubicle, shaver socket and fully tiled.

Garden

Large block paved patio area, lawn, storage shed and plants and shrubs to borders.

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○ Room Description

Outbuilding

8' 1" x 16' (2.46m x 4.88m)
Single glazed window to rear and side elevations.

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○ Room Description

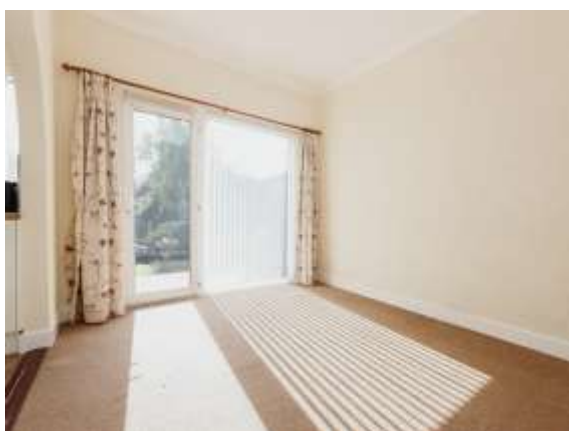
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○ Property Images



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☐ **Property Images**

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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature		Date
Kieran Perry	C Wells	29/9/2023
Mrs N. Corfield		