











# **Property Description**

A well presented two bedroom home in a quiet cul de sac location that would be great for a young family starting out on the property ladder. Located within a short distance of Erdington centre and all of the amenities it offers and local train station and bus networks, this would be a great location for those that work in Birmingham city centre. Offering front and rear gardens, off road parking for two cars and two double bedrooms. Book your viewing with Burchell Edwards today!

### **Front Garden**

Off road parking.

#### **Entrance Hall**

Timber framed door and storage heater.

### Lounge

16'  $7^{\prime\prime}$  x 11'  $8^{\prime\prime}$  ( 5.05 m x 3.56 m ) UPVC sliding patio doors to rear elevation, electric radiator and gas fire.

### Kitchen

9' 3" x 7' 10" ( 2.82m x 2.39m )

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a resin sink with drainer, space and plumbing for washing machine, space for gas cooker and fridge freezer and tiled floor.

## Landing

Loft access.

### **Bedroom One**

11' 8" x 9' 4" ( 3.56m x 2.84m )

Double glazed window to front elevation, electric radiator and storage cupboard.

### **Bedroom Two**

 $7^{\prime}$  6" plus recess x 11' 6" ( 2.29m plus recess x 3.51m )

Double glazed windows to rear elevation and electric radiator.

### **Bathroom**

Double glazed window to side elevation, built in storage with water tank, W.C, hand wash basin, bath with shower over, extractor fan, electric wall radiator and tiled to splash prone areas.

### **Rear Garden**

Lawn, patio, planted borders and side access to front.









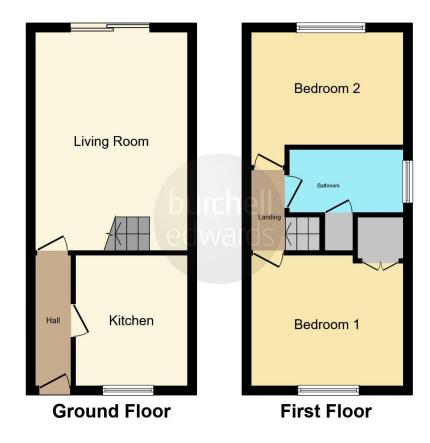








Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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.

To view this property please contact Burchell Edwards on

T 0121 373 6320 E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington BIRMINGHAM B23 6BJ

**EPC** Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206257



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 Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered Office is Cumbria House, 16-20 House, 16