



Shipleigh Fields, BIRMINGHAM





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" x 11' 8" (5.05m x 3.56m)

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' 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.









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

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EPC Rating: D

Tenure: Freehold

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