



Court Lane, BIRMINGHAM





## Property Description

spacious and freshly decorated three bedroom family home in a sought after area of Erdington that would be a great first home for those looking to live close to Birmingham city centre. Offering two separate reception rooms, three well proportioned bedrooms, large garden, optional parking to the rear and much more! Book your viewing with Burchell Edwards today!

## Entrance Porch

Door to front elevation and door into:

## Entrance Hallway

Built in under stairs storage cupboard and door into:

## Lounge

11' 3" into chimney recess x 13' 4" into bay ( 3.43m into chimney recess x 4.06m into bay )  
Double glazed bay window to front elevation, central heating radiator, fireplace, built in storage and door into:

## Dining Room

12' 1" x 11' 3" into chimney recess ( 3.68m x 3.43m into chimney recess )  
Double glazed window to rear elevation, central heating radiator, door giving access to stairs and further leading to lounge.

## Guest W.C

Wash hand basin, W.C and extractor.

## Rear Lobby

Double glazed door to side elevation, built in storage cupboard housing central heating boiler and door into bathroom.

## Kitchen

6' 4" x 13' 1" ( 1.93m x 3.99m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, vinyl flooring, plumbing for washing machine, space for cooker and door into rear lobby.

## Landing

Central heating radiator and doors off to:

## Bedroom One

11' 2" x 13' 1" max into chimney recess ( 3.40m x 3.99m max into chimney recess )

Double glazed window to front elevation, fitted wardrobes, central heating radiator, two fitted wardrobes and over stairs storage cupboard.

## Bedroom Two

10' 3" x 12' 1" into chimney recess ( 3.12m x 3.68m into chimney recess )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

9' 8" max x 6' 8" ( 2.95m max x 2.03m )

Double glazed window to side elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle, fully tiled, bath, extractor, towel rail, tiled flooring and central heating radiator.

## Rear Garden

lawn, patio, gated side access to frontage, outside tap, fencing to all boundaries and rear access for parking.









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: E

Tenure: Freehold

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