



Waddington Avenue, Birmingham

burchell  
edwards





## Property Description

A well presented three bedroom semi detached 1930's semi detached home that offers fantastic living space in a quiet residential area that would be the perfect place to raise a family! This fantastic property offers spacious downstairs accommodation in the form of a large through lounge and an extended galley kitchen. To the first floor are three well proportioned bedrooms and the family bathroom. Externally this property has a larger than average rear garden and a driveway to add parking as one of its many benefits! Book your viewing with Burchell Edwards today!

## Entrance Hallway

UPVC door and double glazed window to front aspect, under-stairs cupboard, ceramic tiled floor and central heating radiator.

## Lounge

9' 11" x 12' 11" ( 3.02m x 3.94m )  
Double glazed bay window to front aspect, central heating radiator and tiled floor.

## Dining Room

14' 6" x 9' 10" ( 4.42m x 3.00m )  
Double glazed window to side aspect, UPVC doors leading to the garden and ceramic tiled floor.

## Kitchen

8' 4" x 18' 6" ( 2.54m x 5.64m )  
Having been extended to the rear with double glazed windows to side and rear aspects, a range of wall and base units with work surfaces over, a sink and drainer, electric oven, gas hob and extractor hood over.

## Landing

Double glazed window to side aspect and loft access.

## Bedroom One

10' 11" x 9' 10" ( 3.33m x 3.00m )

Double glazed bay window to front aspect, central heating radiator and built-in wardrobes.

## Bedroom Two

11' 5" x 9' 2" ( 3.48m x 2.79m )

Double glazed window to rear aspect, central heating radiator and built-in wardrobes.

## Bedroom Three

8' 5" x 6' 8" ( 2.57m x 2.03m )

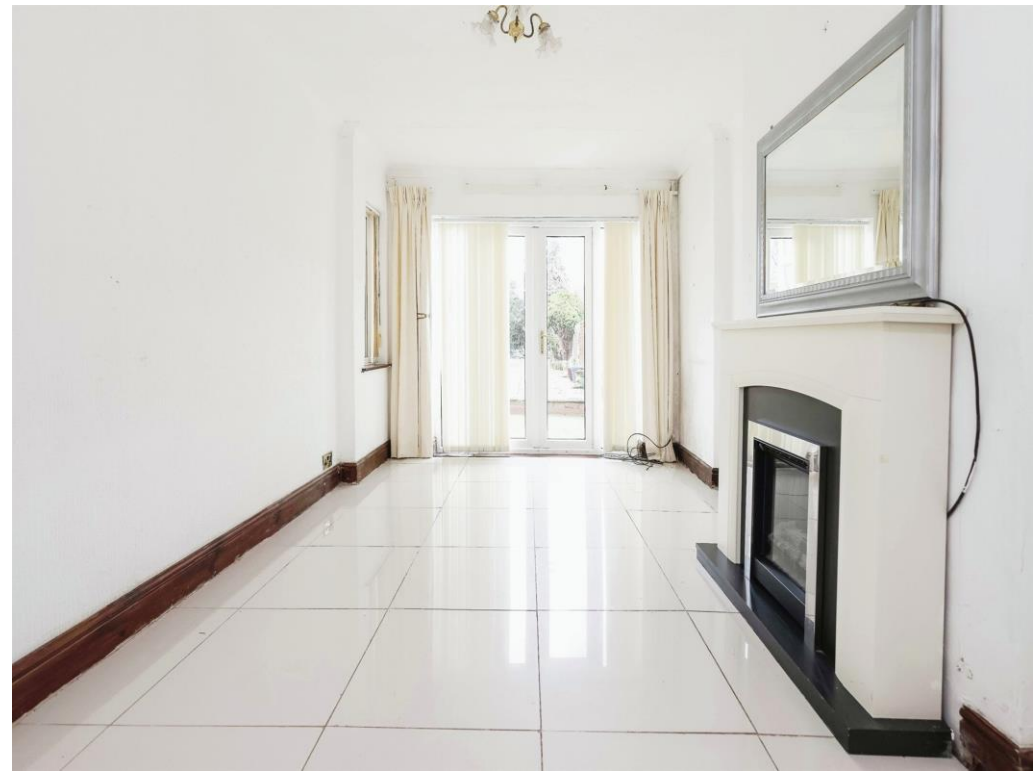
Double glazed window to front aspect, central heating radiator and cupboard housing a new central heating boiler.

## Bathroom

Double glazed window to side aspect, corner bath with shower over, WC, hand wash basin and fully tiled.

## Garden

Heavily landscaped garden, astro lawn, slabbed pathways and established trees and shrubs.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

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

EPC Rating: E

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/ERD206366](http://burchelledwards.co.uk/Property/ERD206366)**



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 Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ERD206366 - 0003