



Hermitage Road, Erdington Birmingham

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Property Description

A beautifully presented three bedroom, two reception room family home in a popular area near Gravelly hill train station that would be an ideal first time buy or investment buy to let! This stunning property has been upgraded throughout and offers fantastic style and character for all to appreciate. Benefits include good local commuter options including Gravelly hill train station, multiple bus routes and fantastic local amenities only a short walk away. Book your viewing with Burchell Edwards estate agents today to avoid missing out!

Entrance Porch

UPVC door to front elevation.

Lounge

13' 3" x 11' 1" (4.04m x 3.38m)

Double glazed window to front elevation and central heating radiator.

Dining Room

15' 6" x 11' 2" (4.72m x 3.40m)

Double glazed window to rear elevation, central heating radiator, laminate flooring and door to kitchen.

Kitchen

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas and laminate flooring.



Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

12' 5" x 6' 9" (3.78m x 2.06m)

Double glazed window to rear and central heating radiator.

Bedroom Three

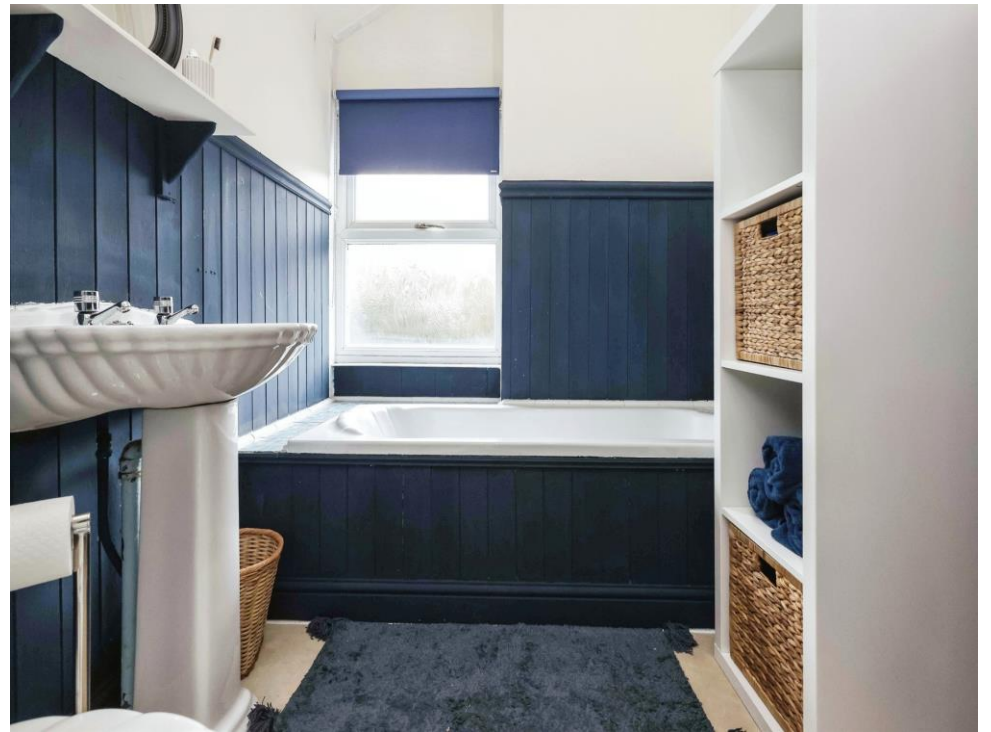
6' 7" x 11' 2" (2.01m x 3.40m)

Loft conversion with two double glazed windows and central heating radiator.

Bathroom

Double glazed window to rear elevation, shower unit, bath, W.C, wash hand basin, central heating radiator and lino flooring.









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

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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