



Victoria Road, Erdington BIRMINGHAM

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## Property Description

A large three bedroom family home in a popular residential road in Erdington that offers substantial living space for a growing family looking to live closer to Birmingham city centre. With accommodation including two reception rooms, three well proportioned bedrooms plus a box room, kitchen, bathroom, front and rear gardens and much more. Book your viewing with Burchell Edwards today!

## Entrance Porch

House alarm.

## Entrance Hallway

Central heating radiator and carpet.

## Lounge

13' 8" x 11' 10" ( 4.17m x 3.61m )

Double glazed window to front elevation and central heating radiator.

## Dining Room

12' 7" x 10' 3" ( 3.84m x 3.12m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Kitchen

12' 4" x 7' 9" ( 3.76m x 2.36m )

UPVC door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and tiling to splash prone areas.

## Utility Room

7' 6" x 7' 6" ( 2.29m x 2.29m )

Double glazed window to side elevation.

## Bedroom One

13' 4" x 11' 11" ( 4.06m x 3.63m )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

12' 9" x 10' 2" ( 3.89m x 3.10m )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

10' 6" x 7' 9" ( 3.20m x 2.36m )

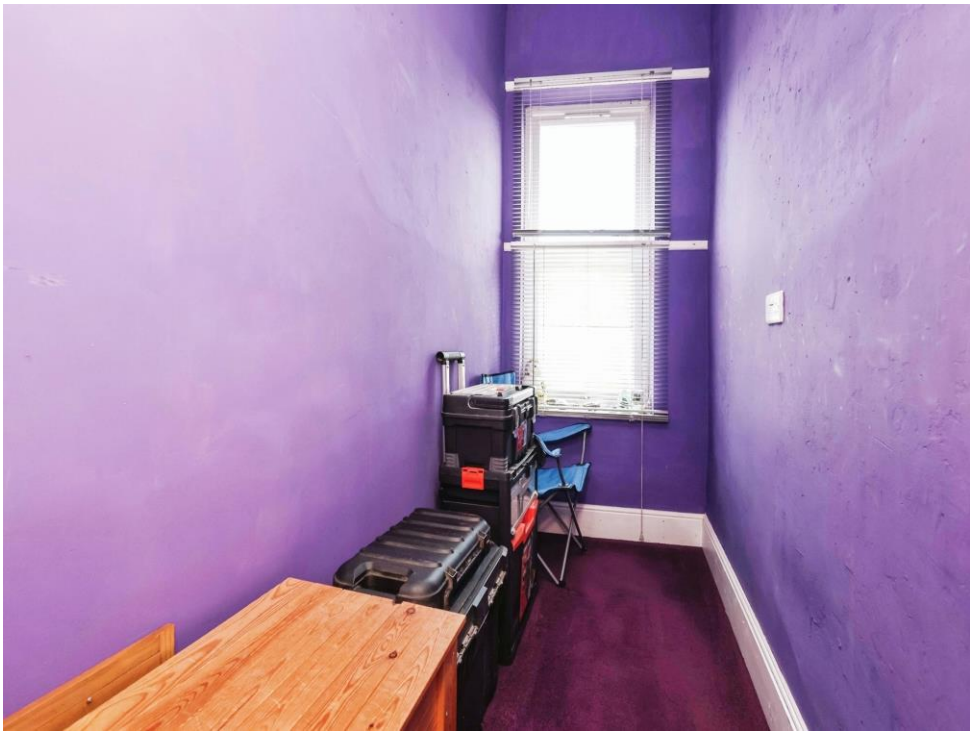
## Bedroom Four

8' 10" x 3' 10" ( 2.69m x 1.17m )

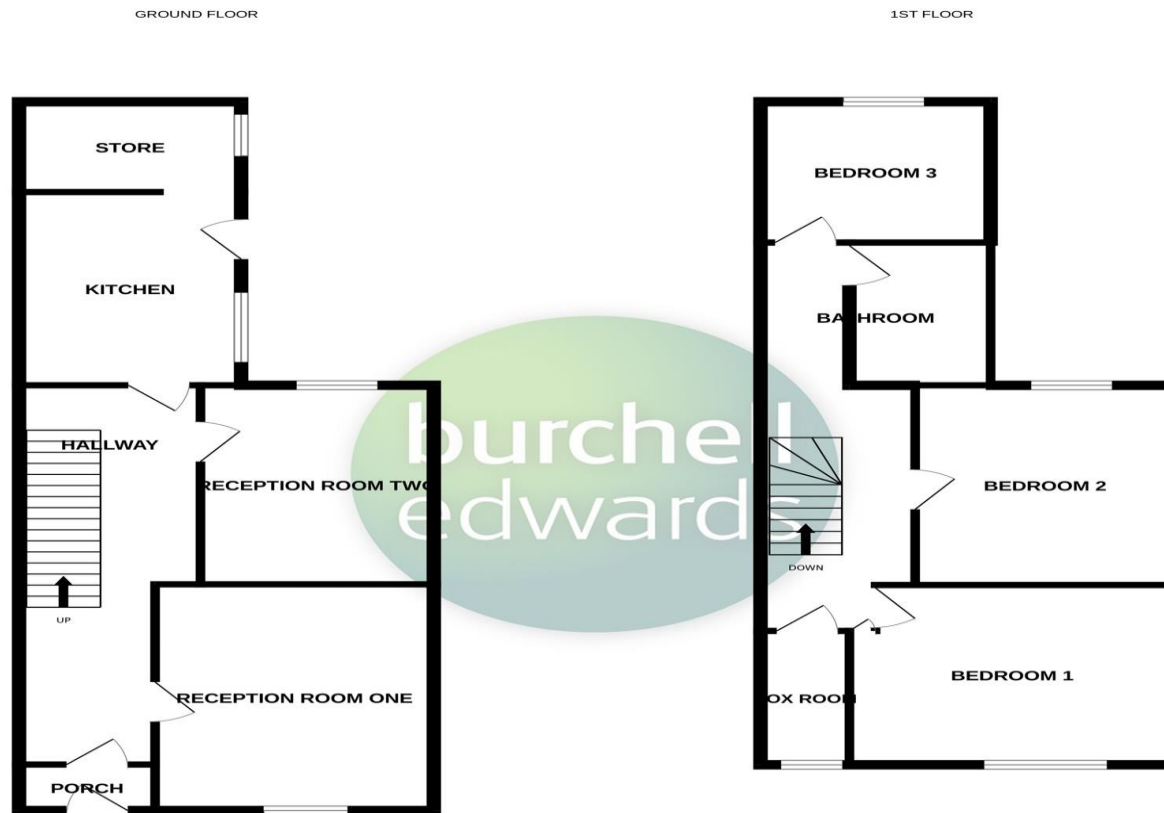
## Bathroom

Double glazed window to side elevation, wash hand basin, W.C, shower over bath, central heating radiator and extractor.









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To view this property please contact Burchell Edwards on

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**EPC Rating: C**

Tenure: Freehold

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