



Goodison Gardens, Birmingham

burchell
edwards



Property Description

A beautifully presented three bedroom family home in a highly sought after location that offers stunning presentation throughout! With a garage conversion adding a further reception room, this property now has even more reception space to offer a growing family. This property has many fantastic features and has been modernised throughout to offer a move in ready home! Book your viewing with Burchell Edwards today!

Entrance Hallway

Double glazed door to front elevation, central heating radiator, alarm system, storage cupboard and stairs to first floor accommodation.

Lounge

16' x 9' 11" (4.88m x 3.02m)
Double glazed French doors and window to rear elevation.

Dining Room

7' 9" max x 15' 10" (2.36m max x 4.83m)
Double glazed bow window to front elevation, central heating radiator and hard wood flooring.

Kitchen

15' 11" x 6' 5" (4.85m x 1.96m)
Double glazed window to rear and side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, double electric oven, extractor hood, integrated fridge freezer, washing machine and dishwasher.



Landing

Double glazed window to side elevation and loft access.

Bedroom One

16' 2" x 9' 10" (4.93m x 3.00m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

9' 11" x 11' (3.02m x 3.35m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

6' 7" x 13' 2" (2.01m x 4.01m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath with shower over, extractor and fully tiled walls.

Parking

Driveway to rear of property.

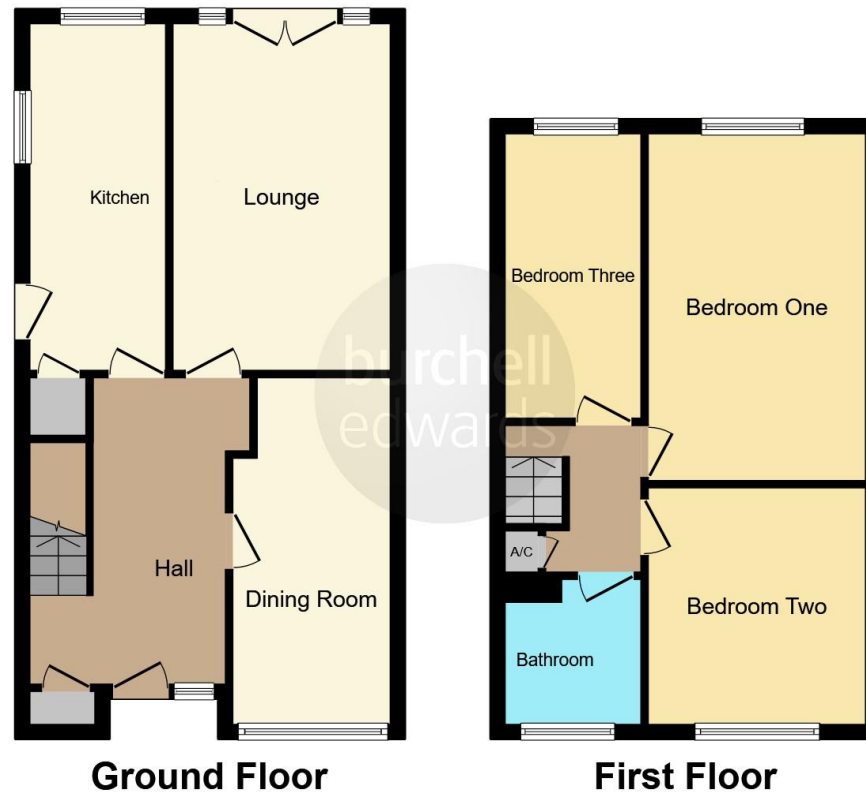
Rear Garden

High quality decked patio area, mostly gravel and plant beds.









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

Awaiting Photograph

T 0121 373 6320
E erdington@burchelledwards.co.uk

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

EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206415



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ERD206415 - 0004