



Arthur Road, Erdington Birmingham





Property Description

A well presented, four bedroom detached family home with a wealth of character and charm that would be the perfect next step for a family moving up on the property ladder! With two separate reception rooms, two toilets including a downstairs w.c, large frontage with a two entry driveway, side extension adding a Utility room and sitting room and much more! Book your viewing with Burchell Edwards today!

Entrance Hallway

Storage cupboard, laminate flooring and central heating radiator.

Guest W.C

Double glazed window to side elevation, shower, wash hand basin, W.C, tiled flooring and walls.

Lounge/ Diner

30' 11" into bay x 12' 5" into recess (9.42m into bay x 3.78m into recess)

Double glazed windows to front and rear elevations, two central heating radiators, laminate flooring and electric fire.

Sitting Room

24' 8" max x 11' 6" max (7.52m max x 3.51m max)
Double glazed window and UPVC door to rear elevation and central heating radiator.

Kitchen

8' 11" x 8' (2.72m x 2.44m)
A range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker and hob, extractor, laminate flooring, combi boiler and tiling to splash prone areas.

Utility Room

8' 10" max x 6' max (2.69m max x 1.83m max)
Space and plumbing for washing machine and tumble dryer.



Bedroom One

12' 8" plus fitted wardrobes x 9' 8" (3.86m plus fitted wardrobes x 2.95m)

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

Bedroom Two

13' 2" x 12' 3" (4.01m x 3.73m)

Double glazed windows to front and side elevation, central heating radiator and carpet.

Bedroom Three

9' x 8' 10" (2.74m x 2.69m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

8' 10" x 5' 8" (2.69m x 1.73m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Bath with shower over, wash hand basin, W.C, tiled walls and flooring.

Rear Garden

Astro turf and rear access.

Garage

Door to front elevation.









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

T 0121 373 6320
E 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/ERD205416



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: ERD205416 - 0004