



Hunton Hill, BIRMINGHAM





Property Description

A spacious three bedroom family home in a popular area of Erdington that would be a great property for those that are looking to put their own stamp on this fantastic property. Offering two separate reception rooms, an extended kitchen, entrance hall, three well proportioned bedrooms and much more. In addition this property is available with no upward chain, so offers a great opportunity for those that are looking to move quickly Book your viewing with Burchell Edwards today!

Entrance Porch

Door to front elevation and alarm.

Entrance Hallway

Central heating radiator, solid wood flooring, under stairs storage, gas and electric meters and stairs leading to first floor accommodation.

Lounge

14' 11" into bay x 11' 5" (4.55m into bay x 3.48m)
Double glazed bay window to front elevation, solid wooden flooring and central heating radiator.

Dining Room

11' 2" x 10' 9" (3.40m x 3.28m)
Double glazed window to rear elevation and central heating radiator.

Kitchen

17' 11" x 6' 9" (5.46m x 2.06m)
Double glazed window and UPVC door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker and hob with extractor hood over, boiler, tiling to splash prone areas and tiled flooring.



Landing

Loft access and smoke alarm.

Bedroom One

15' 1" into bay x 11' (4.60m into bay x 3.35m)
Double glazed window to front elevation and central heating radiator.

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

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

Rear Garden

Two tier garden with patio area, gated side access and brick shed.

Brick Built Shed

24' 1" x 12' 6" (7.34m x 3.81m)
Double glazed window, concrete base, brick structure and timber roof.









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

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EPC Rating: D

Tenure: Freehold

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