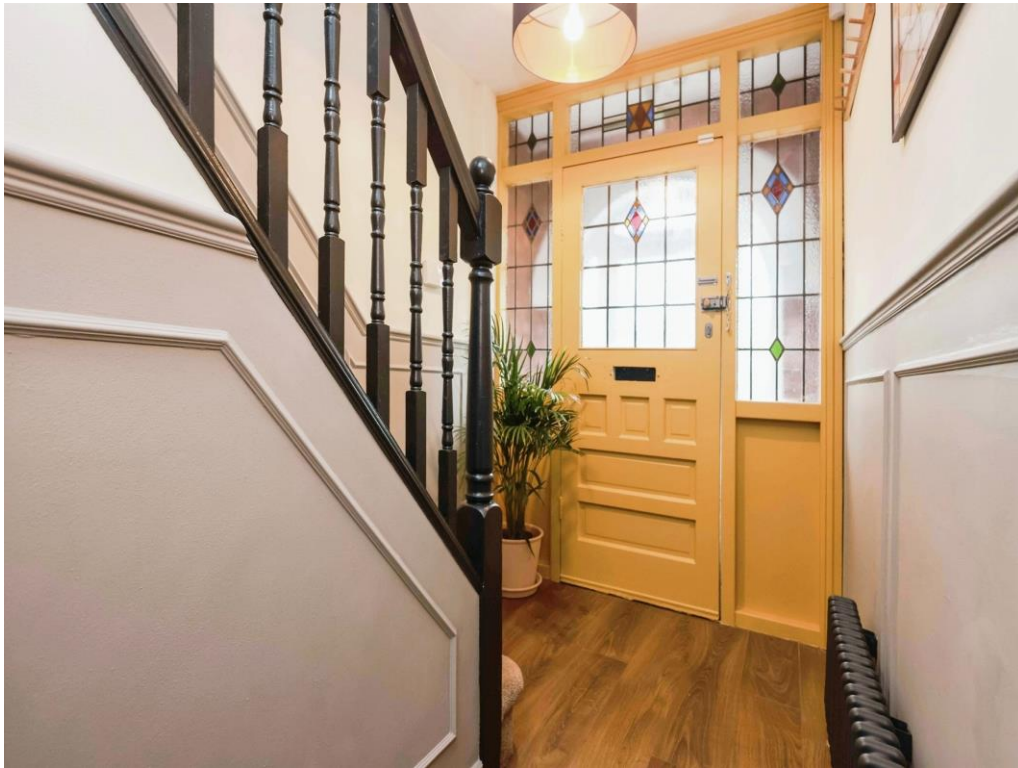




Gravelly Lane, BIRMINGHAM





Property Description

A beautifully presented three bedroom traditional semi detached home located on the border of Erdington and Sutton Coldfield that offers stunning character in an ideal location! This spacious family home has been lovingly presented in a characterful style with many improvements made in recent months. Stand out features include log burning stoves in both reception rooms, restored wooden floorboards on show, bay windows to the fore, a large rear garden with workshop, three car driveway and much more! Book your viewing with Burchell Edwards today!

Entrance Porch

Double glazed door and windows to front elevation.

Entrance Hallway

Stairs to first floor accommodation, cladding, modern central heating radiator and under stairs storage cupboard.

Lounge

15' 2" into bay x 10' 9" max (4.62m into bay x 3.28m max)

Double glazed windows with blinds, multi fuel burner, concrete feature fireplace and exposed wooden floors.

Dining Room

10' 10" max x 13' 6" (3.30m max x 4.11m)
Double glazed windows and French doors to rear elevation, exposed wooden floors, multi fuel burner and central heating radiator.

Kitchen

10' 2" x 7' 2" (3.10m x 2.18m)
Double glazed window to rear elevation, a range for wall and base units with work surface over incorporating a sink with drainer unit, space for cooker, extractor hood, space and connections for dishwasher and washing machine and central heating radiator.

Utility Room

6' 5" x 8' 6" (1.96m x 2.59m)
Wall units, work surface, tiled flooring and space and plumbing for washing machine.



Landing

Double glazed window to side elevation and loft access.

Bedroom One

13' 7" x 10' 10" (4.14m x 3.30m)

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

Bedroom Two

15' 6" into bay x 9' 11" max (4.72m into bay x 3.02m max)

Double glazed bay window to front elevation and wooden flooring.

Bedroom Three

6' 8" x 7' 2" (2.03m x 2.18m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window, wash hand basin, heated towel rail, p shaped bath with shower over and tiling to walls.

Rear Garden

Slabbed patio, laid to lawn and a good sized outbuilding.









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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Property Ref: ERD206576 - 0004