



Priors Way, Birmingham







## Property Description

A spacious three bedroom family home located in a quiet cul-de-sac that offers some great features in a desirable area of Erdington that would be an ideal first home or investment buy to let! Offering a large lounge and a spacious breakfast kitchen, downstairs toilet, three car driveway, large rear garden and three double bedrooms! Book your viewing with Burchell Edwards today!

## Entrance Porch

Double glazed door and windows to front elevation and tiled flooring.

## Entrance Hallway

Stairs to first floor accommodation, central heating radiator and tiled flooring.

## Guest W.C

W.C, wash hand basin, central heating radiator and tiled flooring.

## Lounge

14' 7" x 11' 6" ( 4.45m x 3.51m )  
Double glazed window to front elevation and central heating radiator.

## Kitchen

17' 9" x 11' 2" ( 5.41m x 3.40m )  
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, extractor hood, space and plumbing for washing machine and dishwasher, space for fridge freezer and tiled flooring.



## Landing

Loft access, storage cupboard housing central heating boiler and further storage over stairs.

## Bedroom One

13' 5" x 8' 11" plus door recess ( 4.09m x 2.72m plus door recess )  
Double glazed window to front elevation and central heating radiator.

## Bedroom Two

12' 8" x 11' ( 3.86m x 3.35m )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

8' 7" x 8' 6" ( 2.62m x 2.59m )  
Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, bath with electric shower over, wash hand basin, W.C and vanity storage.

## Front Garden

Block paved driveway to rear and access to rear garden.

## Rear Garden

Laid to lawn with fencing to all boundaries.



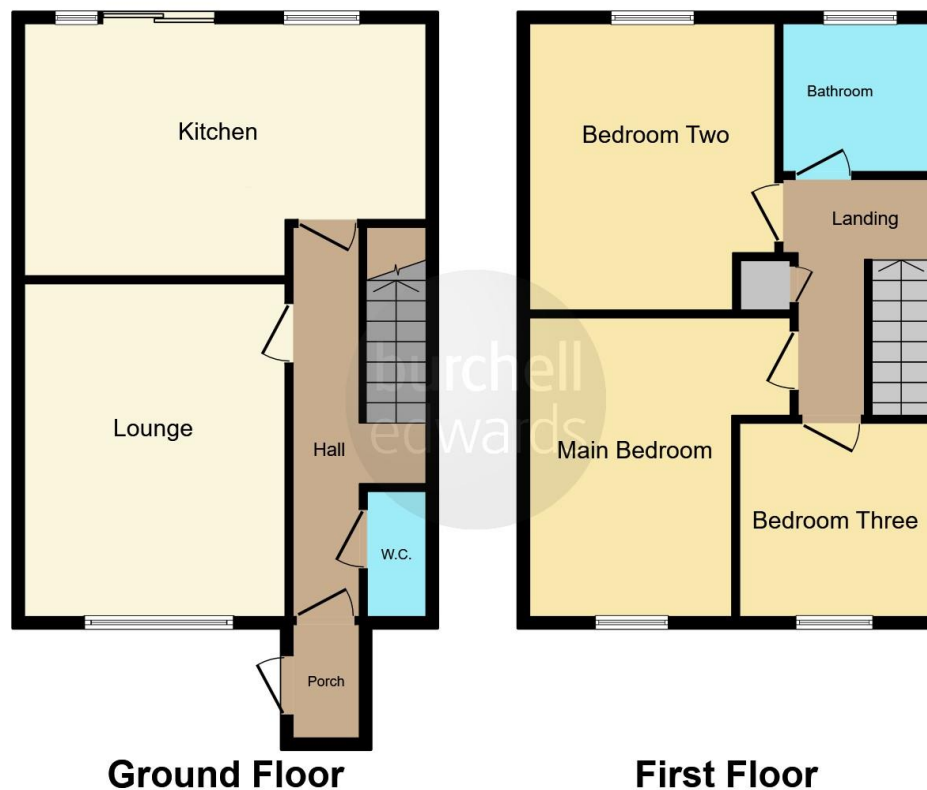












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto: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/ERD206410](http://burchelledwards.co.uk/Property/ERD206410)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ERD206410 - 0002