



Jerrys Lane, Birmingham







## Property Description

Consider this beautifully presented three-bedroom semi-detached house on Jerry's Lane. Boasting a spacious garden, a convenient garage, and a generous driveway, this home offers both comfort and practicality.

This freehold property incorporates a thoughtfully designed layout perfect for modern living. The inviting interior leads to three well-proportioned bedrooms, providing ample space for a growing family.

This property is moments away from local amenities, and excellent transport links such as Erdington and Chester Road train stations. Conveniently situated between an array of nearby schools, shopping centers, and leisure facilities, making it an ideal place to call home.

## Entrance Porch

Double glazed sliding door to front elevation.

## Entrance Hallway

Door to front elevation, central heating radiator, stairs to first floor accommodation, under stairs storage cupboard and all doors off to:

## Lounge/ Diner

24' 4" into bay x 11' 7" ( 7.42m into bay x 3.53m )

Double glazed bay window to front elevation, two central heating radiators and double glazed sliding patio doors to rear elevation.

## Kitchen

6' 11" x 5' 9" ( 2.11m x 1.75m )

Double glazed window to rear elevation, door to garage, a range of wall and base units with work surface over incorporating a sink with drainer unit and space and connections for cooker.

## Landing

Double glazed window to side elevation, loft access and all doors off to:

## Bedroom One

13' 5" into bay x 10' ( 4.09m into bay x 3.05m )  
Double glazed bay window to front elevation,  
central heating radiator and fitted wardrobes.

## Bedroom Two

10' 5" x 11' 7" ( 3.17m x 3.53m )  
Double glazed window to rear elevation and  
central heating radiator.

## Bedroom Three

6' 11" x 6' 11" ( 2.11m x 2.11m )  
Double glazed window to front elevation and  
central heating radiator.

## Bathroom

Double glazed window to rear elevation, wash  
hand basin, W.C, bath and central heating  
radiator.

## Garage

22' 8" x 7' 4" ( 6.91m x 2.24m )  
Double doors to front elevation, power,  
lighting, single door to kitchen and single door  
to garden.

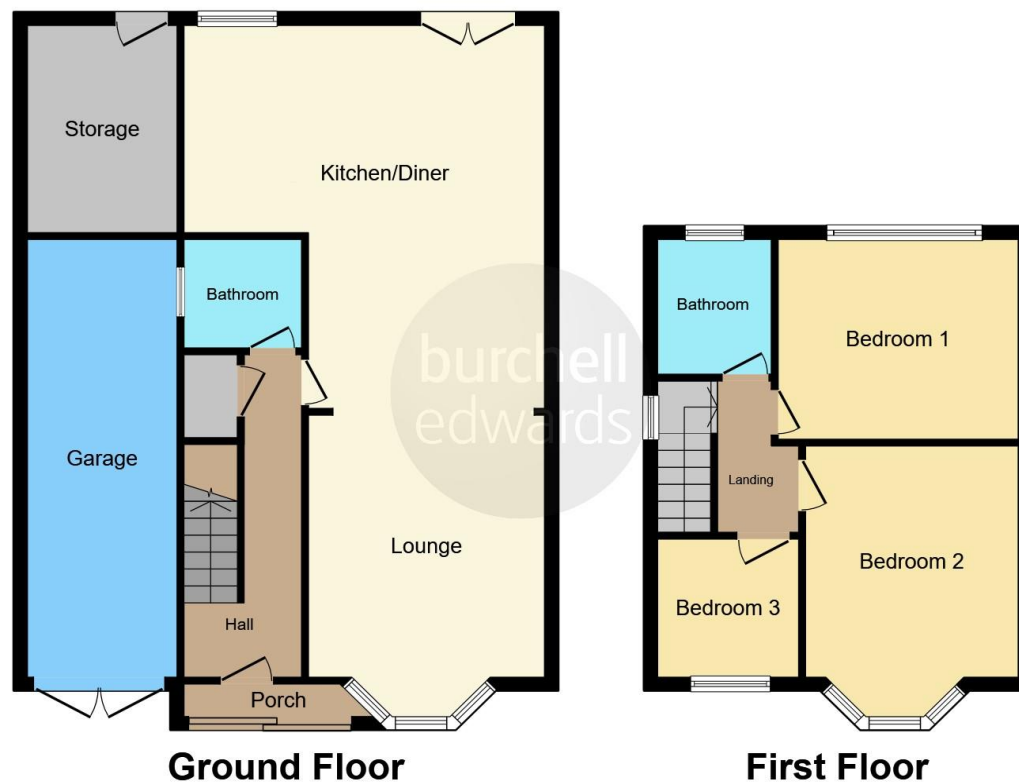












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/ERD204642](http://burchelledwards.co.uk/Property/ERD204642)**



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: ERD204642 - 0003**