



George Road, Erdington Birmingham





Property Description

A spacious and modern four bedroom Victorian town house in a popular part of Birmingham that would be an ideal home for a larger family looking for a property that offers character with a modern twist. This property comprises of; two reception rooms, modern kitchen, open family bathroom and three large bedrooms. Book your viewing with Burchell Edwards today!

Entrance Hallway

Laminate flooring and two central heating radiators.

Lounge

14' x 13' (4.27m x 3.96m)
Double glazed window to front elevation, central heating radiator and laminate flooring.

Dining Room

12' x 10' 4" (3.66m x 3.15m)
Door to rear elevation, laminate flooring and central heating radiator.

Kitchen

13' 3" x 9' 5" (4.04m x 2.87m)
Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker, hob, oven and tiled flooring.

Utility Room

9' 6" x 9' 2" (2.90m x 2.79m)
Double glazed door and window to rear elevation and tiled flooring.

Bedroom One

16' 1" x 14' 8" (4.90m x 4.47m)

Double glazed bay window to front elevation, carpet and central heating radiator.

Bedroom Two

12' 1" x 10' 7" (3.68m x 3.23m)

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

Bedroom Three

9' 8" x 9' (2.95m x 2.74m)

Central heating radiator and carpet.

Bedroom Four

6' 3" x 5' 3" (1.91m x 1.60m)

Double glazed window to side elevation, central heating radiator and storage cupboard housing central heating boiler.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over and tiling to walls.

Rear Garden

Patio area.









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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