

George Road, Erdington Birmingham



# George Road, Erdington Birmingham B23 7SD



# **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 proeprty compromises of; two reception rooms, modern kitchen,oen family bathroom andthree 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.











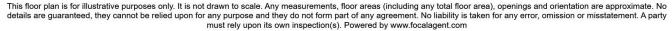






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To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold





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