



Oliver Road, Erdington Birmingham





## Property Description

OFFERED FOR SALE WITH NO UPWARD CHAIN! Burchell Edwards are proud to bring to market this beautifully presented mid-terraced family home in a quiet and increasingly popular area of Erdington. Situated close to local amenities, schools and having both road and rail access to Birmingham. This property is an absolute must for viewing. The property consists of two large reception rooms, kitchen, downstairs family bathroom, two double bedrooms and single third bedroom. Call Burchell Edwards Erdington now to avoid missing out!

## Entrance Porch

UPVC door to front aspect.

## Lounge

14' 4" into bay x 10' 9" ( 4.37m into bay x 3.28m )  
Double glazed window to front aspect, central heating radiator, gas and electric meters and telephone and internet points.

## Dining Room

12' 2" x 11' 7" ( 3.71m x 3.53m )  
French doors leading to the garden, stairs leading to the first floor and sliding doors leading to:

## Kitchen

13' 3" x 6' 5" ( 4.04m x 1.96m )  
Three UPVC windows to side aspect, a range of wall and base units with solid work surfaces over, sink and drainer, extractor fan, space for appliances and central heating radiator.



## Bedroom One

11' 8" x 11' 4" ( 3.56m x 3.45m )  
UPVC double glazed window to front aspect  
and central heating radiator.

## Bedroom Two

12' 2" x 8' 6" ( 3.71m x 2.59m )  
Double glazed window to rear aspect and  
central heating radiator.

## Bedroom Three

13' x 6' 4" ( 3.96m x 1.93m )  
Double glazed window to rear aspect and  
central heating radiator.

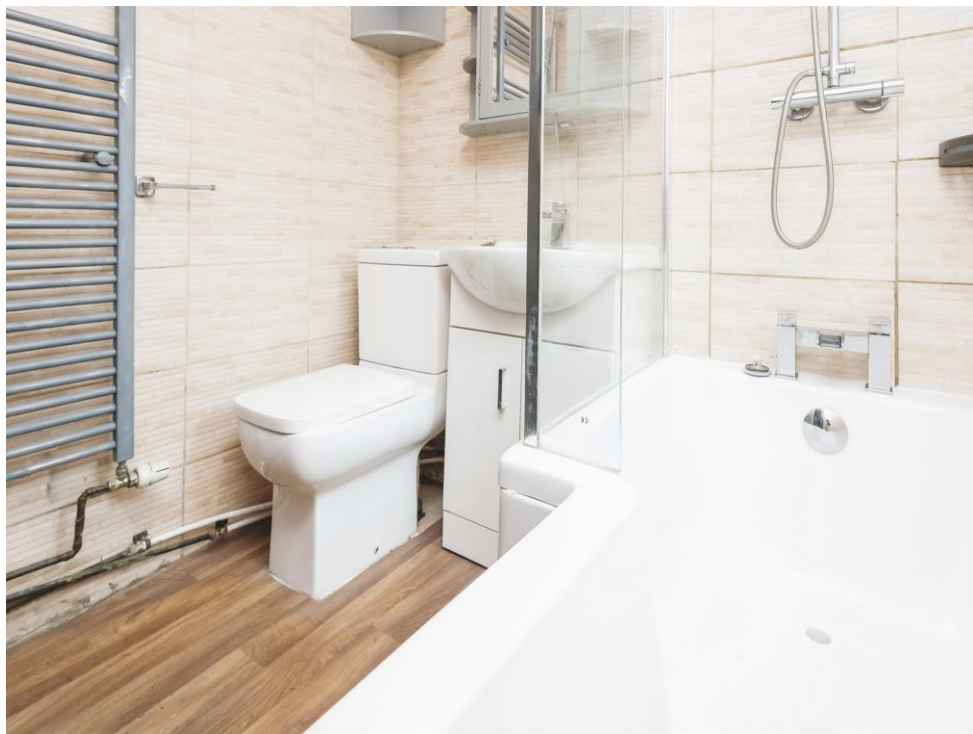
## Bathroom

Bath with shower over, WC, hand wash basin  
and heated towel rail.

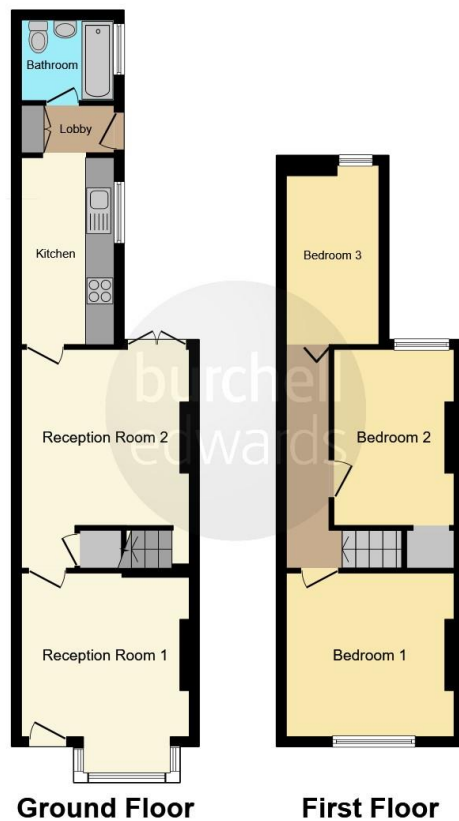
## Garden

Slabbed patio, lawn and shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

Tenure: Freehold

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