



Farndon Way, BIRMINGHAM





Property Description

Burchell Edwards are pleased to offer for sale this beautifully presented three bedroom semi detached property in the popular residential area of Erdington. The property benefits from a quiet cul-de-sac location, off road parking and a rear garden. Accommodation briefly comprises, living room, kitchen diner and garage on the ground floor, with three bedrooms and a family bathroom on the first floor. This property is close to local amenities and in walking distance from Chester Road Train Station. Viewing is highly recommended to avoid disappointment.

Entrance Hallway

Two double glazed windows to side elevations and door to front elevation.

Lounge

14' 11" x 10' 9" (4.55m x 3.28m)

Double glazed window to front elevation, central heating radiator, laminate flooring, stairs to first floor accommodation and door to:

Kitchen

18' 8" x 9' 1" (5.69m x 2.77m)

Four double glazed windows to rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to walls, tiled flooring and central heating radiator.



Bedroom One

10' 7" x 10' (3.23m x 3.05m)

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

Bedroom Two

10' 6" x 9' 11" (3.20m x 3.02m)

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

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

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

Bathroom

W.C, wash hand basin, electric shower, bath, tiling to walls and tiled flooring.

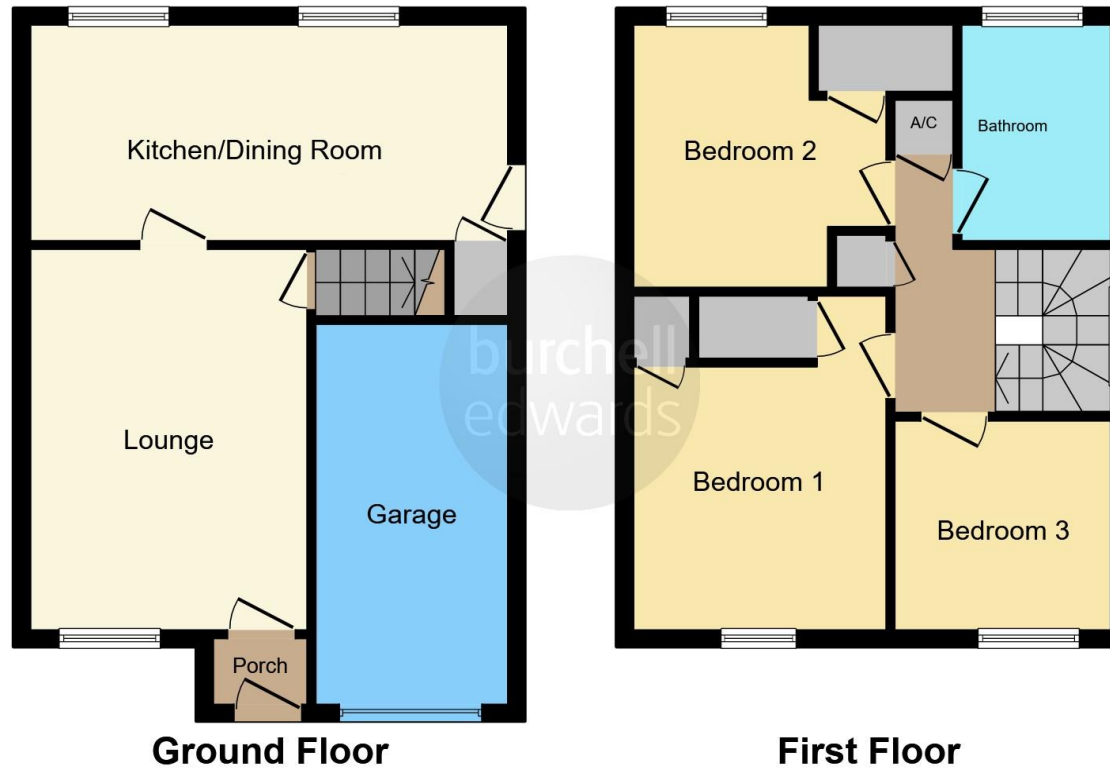
Rear Garden

Paved patio, laid to lawn and fencing to 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

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206537



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