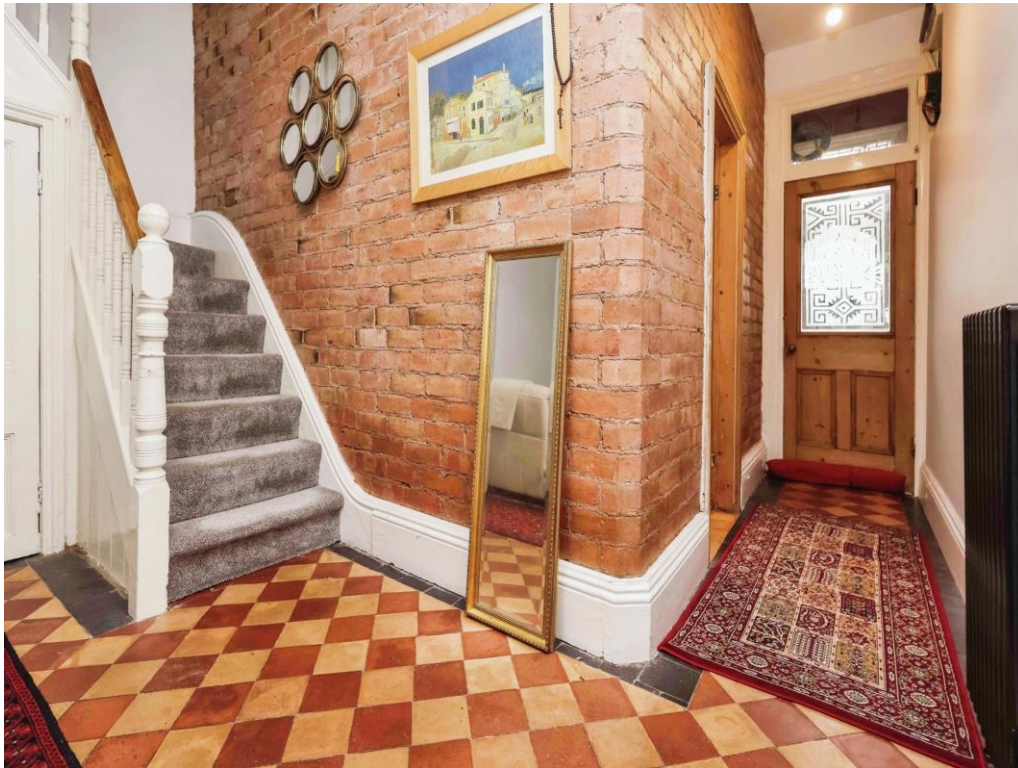




George Road, Erdington BIRMINGHAM

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Property Description

Burchell Edwards Estate Agents are delighted to bring to market this stunning three bedroom traditional family home that offers fantastic living and bedroom space. This property boasts stunning characteristics, decorated to a high specification throughout.

The ground floor comprises entrance hallway with original tiled flooring, front reception room with the original feature fireplace and large bay window. Through the hallway is an open plan living/dining area with a log burner surrounded by a feature fireplace, french door to rear landscaped garden, extended full fitted kitchen, utility room. bedroom three and downstairs W.C.

The first floor includes two spacious double bedrooms and a family bathroom with a shower cubicle. The second floor has a spacious attic room. To the rear there is a large landscaped 2 tier garden, pathway leading to the outbuilding which can be used as a garage with rear access.

Viewing on this property is absolutely recommended. Call Burchell Edwards Estate Agents now to book!

entrance Porch

Door to front elevation and tiled flooring.

Entrance Hallway

Central heating radiator.

Guest W.C

W.C, wash hand basin and tiled flooring.

Lounge

14' 9" x 10' 6" (4.50m x 3.20m)
Single glazed bay window to front elevation, central heating radiator, carpet and fire place.

Dining Room

14' x 18' 11" (4.27m x 5.77m)
Single glazed window to side elevation, single glazed French doors to rear elevation, log burner, central heating radiator, stairs to first floor accommodation, Italian porcelain fire place and tiled flooring.

Kitchen

12' 6" x 6' 9" (3.81m x 2.06m)
Double glazed window to side elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker hob, tiling to splash prone areas, tiled flooring and spotlights.

Bedroom One

13' 2" x 10' 4" (4.01m x 3.15m)

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

Bedroom Two

14' 4" x 12' 5" (4.37m x 3.78m)

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

Bedroom Three

7' 11" x 6' 7" (2.41m x 2.01m)

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

Bathroom

Double glazed window to side elevation, bath, double shower cubicle, W.C, wash hand basin, lino flooring, tiling to walls and central heating radiator.

Loft Space

31' 4" x 7' 9" (9.55m x 2.36m)

Spotlights and laminate flooring.

Rear Garden

Paved patio, pathway, pond, storage and fencing to all boundaries.

Garage

14' 7" x 14' 3" (4.45m x 4.34m)

Double wooden doors to front elevation, concrete flooring, power and lighting.









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: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD205883



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