



Gunter Road, BIRMINGHAM

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Property Description

A spacious three bedroom family home in a popular location in Erdington that has the benefit of quick access to Birmingham city centre and Sutton Coldfield and great local amenities close by. This family home offers a spacious reception room plus a conservatory, modernised kitchen, two bathroom and a separate W/C. landscaped rear garden and many other benefits. Book your viewing with Burchell Edwards today!

Guest W.C

W.C, wash hand basin, tiled flooring, central heating radiator and extractor.

Lounge

18' 10" x 11' 3" (5.74m x 3.43m)
Double glazed French doors to rear elevation, laminate flooring and stairs to first floor accommodation.

Kitchen

10' 5" x 6' 11" (3.17m x 2.11m)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker, hob, microwave, dishwasher, tiled flooring and tiling to splash prone areas.

Utility Room

14' 11" x 7' 8" (4.55m x 2.34m)
Door to side access, a range of wall and base storage units and laminate flooring.

Conservatory

12' 9" x 10' 2" (3.89m x 3.10m)
Double glazed door to rear elevation and tiled flooring.



Bedroom One

18' 11" x 11' 3" (5.77m x 3.43m)

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

En-Suite

Double glazed window to front elevation, shower cubicle, W.C, and wash hand basin.

Bedroom Two

11' 10" x 9' 7" (3.61m x 2.92m)

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

Bedroom Three

9' 1" x 8' 1" (2.77m x 2.46m)

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

Bathroom

Double glazed window to side elevation, central heating radiator, shower over bath, tiling to splash prone areas, W.C, wash hand basin and tiled flooring.

Rear Garden

Tiered garden with tiled patio and Astro turf.

Outbuilding

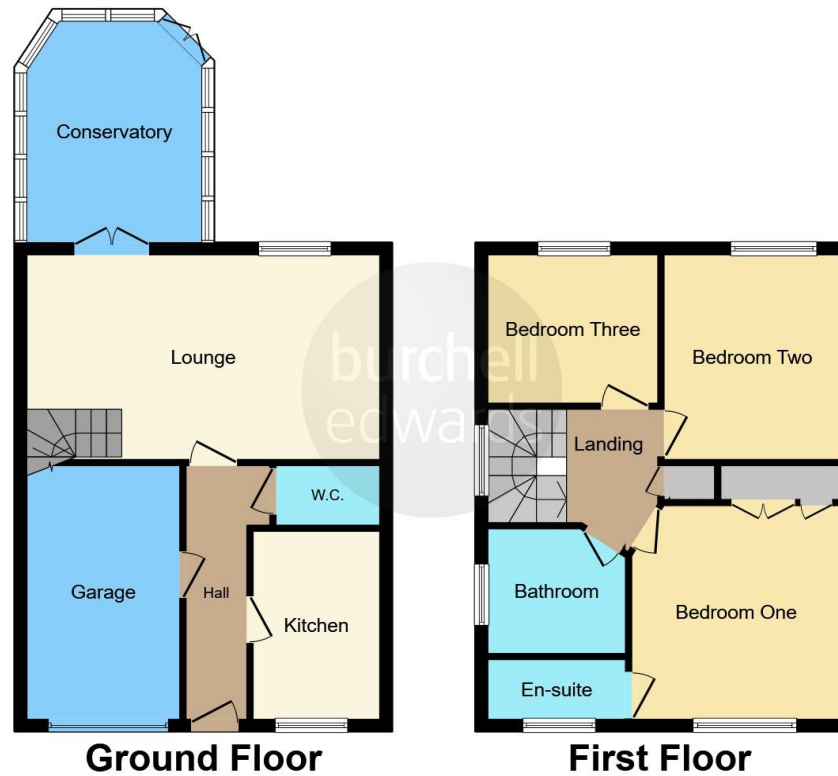
9' 8" x 9' 9" (2.95m x 2.97m)

Two single glazed windows and laminate flooring.









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

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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