



Kingsbury Road, Erdington BIRMINGHAM

burchell
edwards



Property Description

Burchell Edwards Erdington are delighted to bring to market this beautifully presented early 1900's, three storey family home. This property benefits from two large reception rooms, a modern spacious kitchen and a downstairs shower room. On the first floor this property has two large double bedrooms and the family bathroom and on the third floor is a spacious attic room which affords a third double bedroom. To the rear, this property has a spacious south facing garden, ideal for a growing family who love to be outdoors in the summer sun!

Call Burchell Edwards today to book your viewing now!

Lounge

19' 4" x 13' 9" (5.89m x 4.19m)

Double glazed window to front elevation, door to front elevation, laminate flooring, central heating radiator and electric radiator.

Dining Room

16' 3" x 12' 2" (4.95m x 3.71m)

Central heating radiator, laminate flooring, storage cupboard and stairs to first floor accommodation.

Kitchen

16' x 15' 8" (4.88m x 4.78m)

Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas, central heating radiator, laminate flooring and central heating boiler.



Bedroom One

13' 8" x 13' 7" (4.17m x 4.14m)

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

Bedroom Two

11' 11" x 10' 7" (3.63m x 3.23m)

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

Bedroom Three

19' 10" x 14' 4" (6.05m x 4.37m)

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

Bathroom One

Double glazed window to rear elevation, shower unit, W.C, wash hand basin, tiling to walls and tiled flooring.

Bathroom Two

Double glazed window to side elevation, bath with shower over, wash hand basin and W.C.

Rear Garden

L shaped garden with laid to lawn and mature trees and bushes.









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: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206694



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ERD206694 - 0003