



Robert Avenue, BIRMINGHAM

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Property Description

A spacious, extended three bedroom family home in a quiet cul de sac location that would be perfect for a growing family looking to move into their next home. Offering a spacious open plan lounge, separate dining room, utility and separate kitchen on the ground floor. The first floor offers three good sized bedrooms and a the family bathroom. Externally there is a much larger than expected rear garden, single garage and a driveway. Book your viewing with Burchell Edwards today!

Entrance Porch

Double glazed window and door to front elevation.

Entrance Hallway

Double glazed sliding doors into lounge.

Ground Floor Bathroom

Double glazed windows to side and side elevations, corner bath, W.C and wash hand basin,

Lounge

25' 6" x 14' 8" (7.77m x 4.47m)
Double glazed window to front elevation.

Dining Room

9' 10" x 9' 11" (3.00m x 3.02m)

Kitchen

16' x 6' 10" (4.88m x 2.08m)
Double glazed windows to front and rear elevations, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine.

Bedroom One

14' x 8' 3" to wardrobe front (4.27m x 2.51m to wardrobe front)
Double glazed window to rear elevation, central heating radiator and built in wardrobe.

Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m)
Double glazed window to front elevation and central heating radiator.

Bedroom Three

11' 10" x 7' 9" (3.61m x 2.36m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, shower cubicle, heated towel rail and fully tiled.

Front Garden

Driveway providing off road parking.

Rear Garden

Astro lawn and slabbed patio.

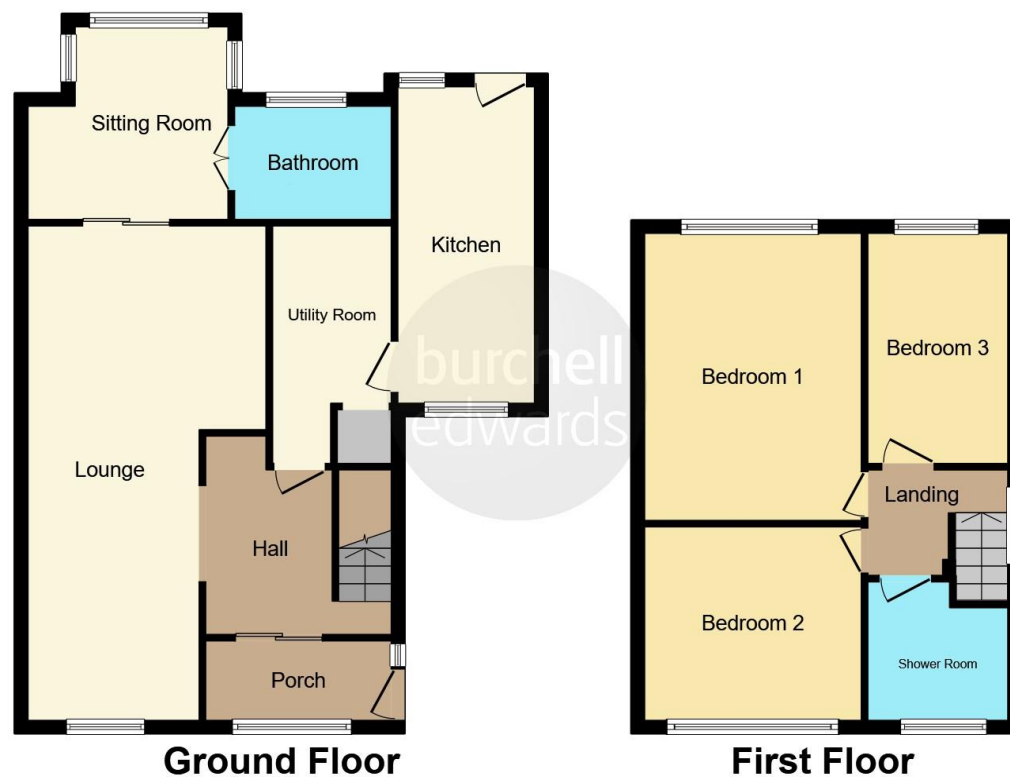
Garage

7' 11" x 16' 1" (2.41m x 4.90m)
Up and over door.









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: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206724



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