



Fern Road, Birmingham





Property Description

A smartly presented three bedroom detached home in a very popular part of Erdington that offers spacious living accommodation throughout! This modern family home is the perfect next step on the property ladder for a growing family and has many fantastic features including off road parking for two cars, spacious rear garden, family bathroom with two, two reception rooms, well presented kitchen and much more! Book your viewing with Burchell edwards today!

Entrance Porch

Timber door to front elevation.

Entrance Hallway

Stairs to first floor accommodation, central heating radiator and laminate flooring.

Lounge

18' 2" x 12' 4" (5.54m x 3.76m)
Double glazed bay window to front elevation, central heating radiator and carpet.

Dining Room

14' 7" x 12' 7" (4.45m x 3.84m)
Double glazed French doors to rear elevation, central heating radiator and laminate flooring.

Kitchen

22' 4" x 6' 11" (6.81m x 2.11m)
Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker and hob and laminate flooring.



Landing

Double glazed window to side elevation.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

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

Bedroom Two

14' 3" x 11' 10" (4.34m x 3.61m)

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

Bedroom Three

7' 6" x 6' 8" (2.29m x 2.03m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator, tiling to walls and floor.

Rear Garden

Decking area, laid to lawn and fencing to all boundaries.

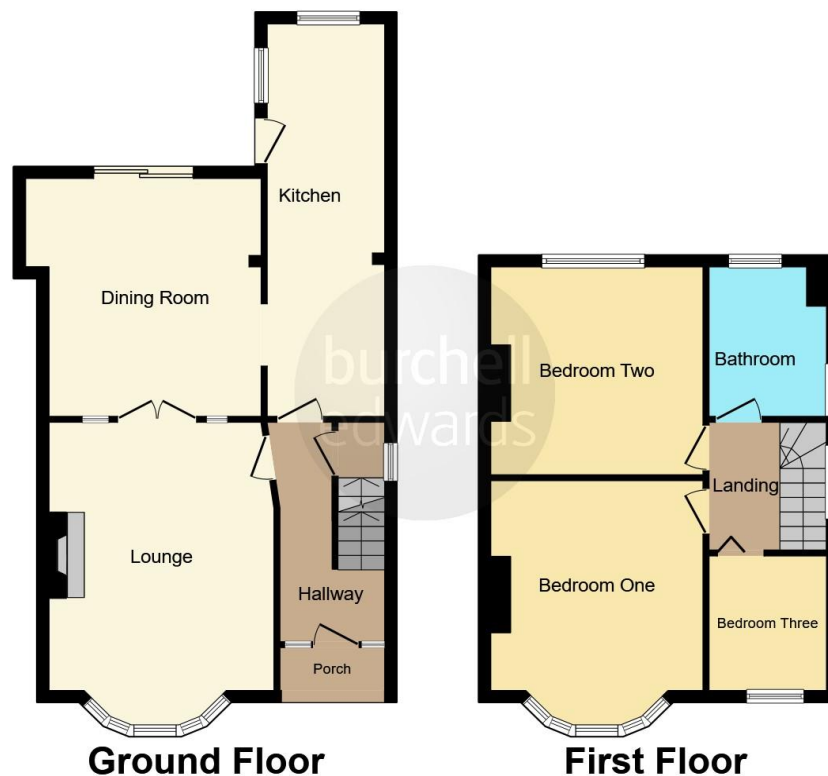
Additional Space To Rear

Includes outbuilding that could be used as further storage or a garage.









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

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EPC Rating: E

Tenure: Freehold

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