



Bishops Close, Erdington, BIRMINGHAM

burchell
edwards



Property Description

A beautifully presented three-bedroom, three storey, semi-detached family home in a quiet residential estate that offers fantastic living space in a modern setting. This delightful family home would be a great property for a growing family that wants to move in and enjoy the space on offer. With stunning presentation throughout, 3 well-presented and spacious bedrooms, plus top floor study, private driveway, rear garden and many more fantastic features!

The property has easy access to adjacent open space and is a 3-minute walk from Brookvale Reservoir which offers a children's play area, free-to-use tennis and basketball courts and an outdoor gym. There are several primary and secondary/academy schools within easy walking distance, rated Good to Outstanding by OFSTED. The local train station is half a mile away with links to Birmingham City Centre just 11-minutes travelling time. There are excellent links to M6, M42 and M5 motorways.

Ground Floor

Entrance Porch

Door to front elevation.

Entrance Hallway

Laminate flooring and central heating radiator.

Lounge

18' 6" x 10' 5" (5.64m x 3.17m)
Walk-in bay with three double glazed windows to front elevation, fitted sound system, laminate flooring, central heating radiators and under stairs storage.

Kitchen/ Diner

13' 6" x 12' 4" (4.11m x 3.76m)
Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker, hob, dishwasher, laminate flooring, central heating radiator and central heating boiler.

Downstairs W.C

Wall Cupboard, wash hand basin, central heating radiator and laminate flooring

First Floor

Bedroom Two

13' 7" x 8' 6" (4.14m x 2.59m)

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

Bedroom Three

10' 11" x 6' 10" (3.33m x 2.08m)

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

Bathroom

Bath with shower over, W.C, wash hand basin, central heating radiator, lino flooring and tiling to walls.

Second Floor

Master Bedroom

17' 9" x 13' 9" (5.41m x 4.19m)

Spacious L shaped room. Two double glazed windows to front elevation, central heating radiator and carpet.

En-Suite

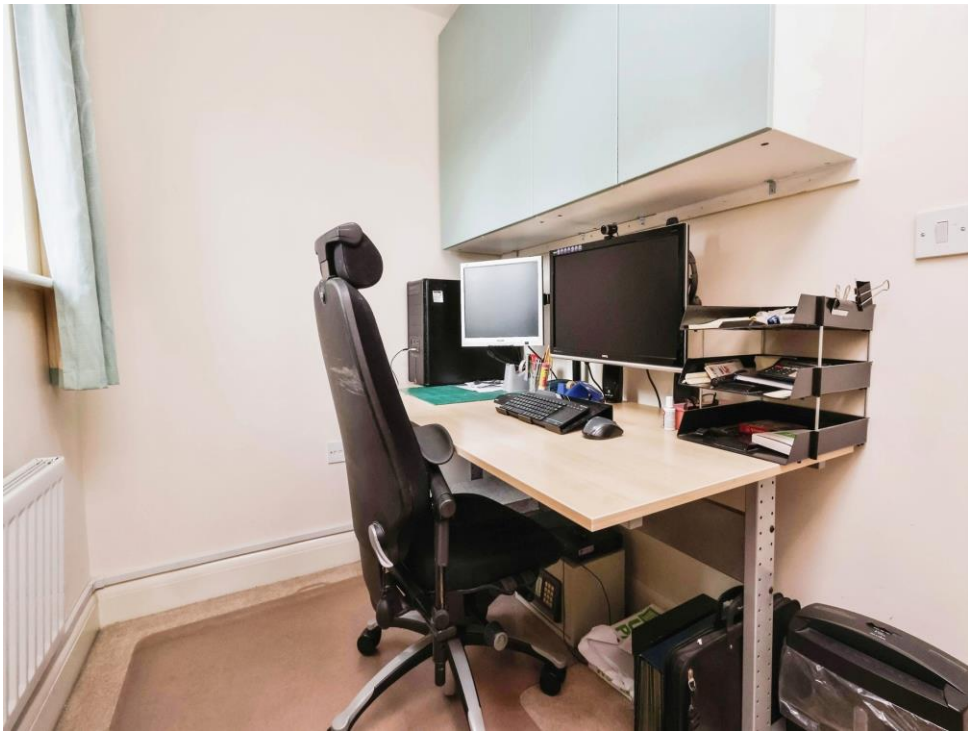
W.C, wash hand basin, shower cubicle, central heating radiator and lino flooring.

Study

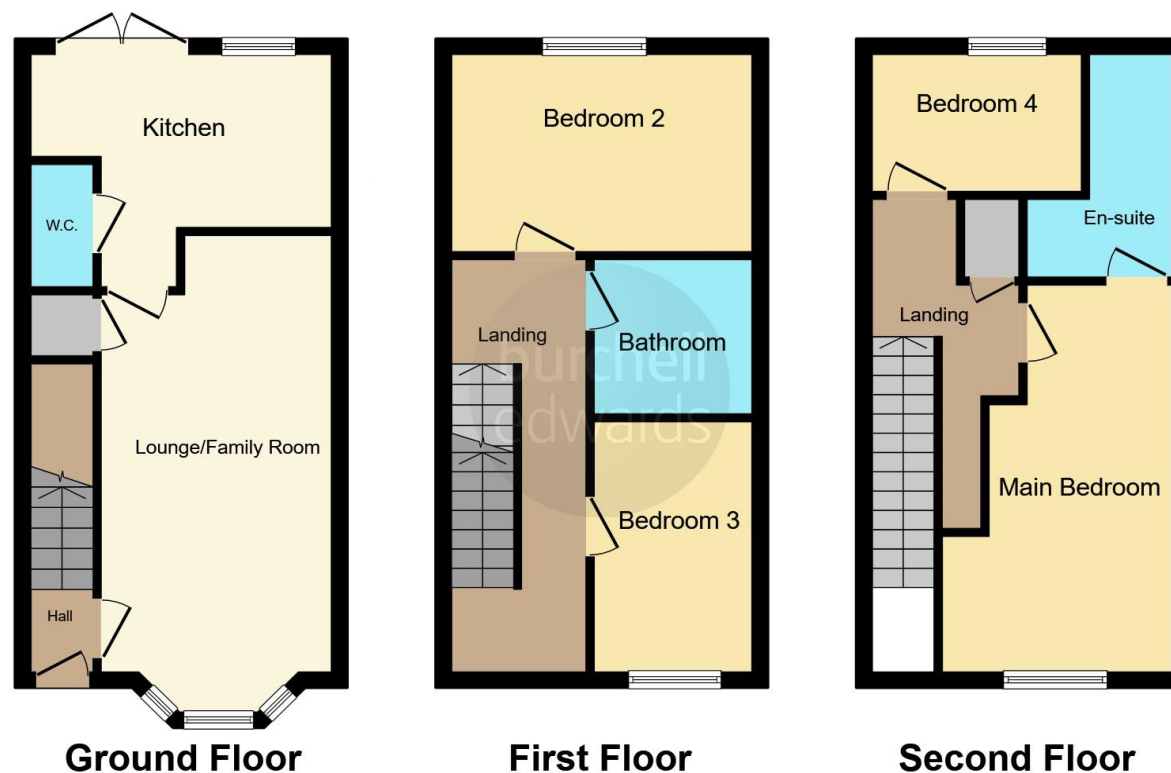
9' 4" x 5' 11" (2.84m x 1.80m)

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









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: Freehold

check out more properties at burchelledwards.co.uk



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: ERD206747 - 0004