



Reservoir Road, Erdington Birmingham



Property Description

A spacious 3 bedroom Victorian mid-terraced home, located on a popular road in Erdington, motorway and transport links. Offered with NO UPWARD CHAIN. Having lounge and separate dining room, good sized and well presented fitted kitchen, 3 excellent sized double bedrooms and family bathroom with bath and shower. Along with a good sized rear garden.

Rear Inner Hallway

Entrance Hallway

Timber door to front elevation and central heating radiator.

Shower Room

W.C, wash hand basin and shower cubicle.

Lounge

14' 3" into bay x 9' 5" into recess (4.34m into bay x 2.87m into recess)
Double glazed bay window to front elevation and central heating radiator.

Dining Room

13' 3" x 12' 1" max (4.04m x 3.68m max)
Double glazed window to rear elevation, central heating radiator and under stairs storage cupboard.

Breakfast Room

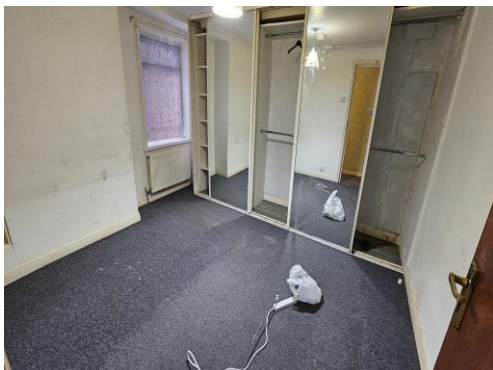
8' 4" x 11' 10" (2.54m x 3.61m)
A range of wall and base units, sink with drainer unit, space and plumbing for washing machine.

Kitchen

9' 11" x 8' (3.02m x 2.44m)
Velux roof window, a range of wall and base units with work surface over incorporating a sink with drainer unit and tiled flooring.

Second Lounge

13' 10" x 14' 1" (4.22m x 4.29m)
Double glazed window to rear elevation, door to garden and central heating radiator.



Bedroom One

13' 2" x 11' 2" (4.01m x 3.40m)

Double glazed window, central heating radiator and built in wardrobe.

Bedroom Two

12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed window to rear elevation, central heating radiator and built in wardrobe.

Bedroom Three

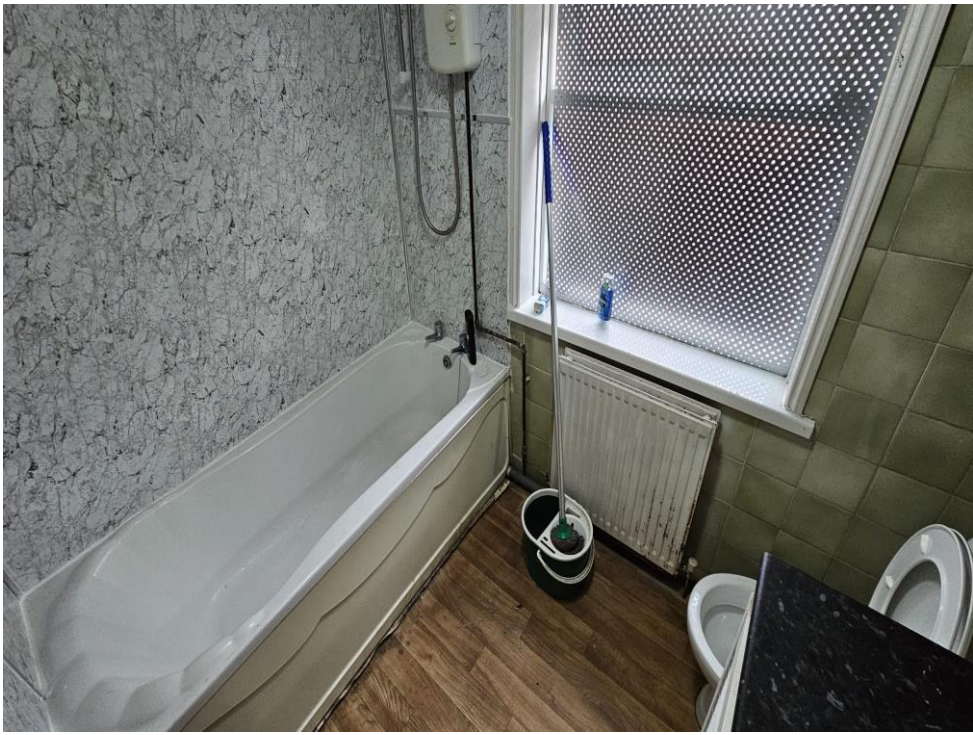
8' 5" x 9' max (2.57m x 2.74m max)

Double glazed window to rear elevation.

Bathroom

Shower cubicle, bath, W.C and wash hand basin.







To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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