



Priors Way, Birmingham





Priors Way, Birmingham B23 5XJ

for sale offers in the region of  
**£270,000**



### Property Description

A spacious five bedroom family home located in a quiet cul-de-sac that offers some great features in a desirable area of Erdington that would be an ideal first home or investment buy to let! Offering a large lounge and a spacious breakfast kitchen, downstairs toilet, three car driveway, large rear garden and three double bedrooms! Book your viewing with Burchell Edwards today!

### Entrance Hallway

Stairs to first floor accommodation and tiled flooring.

### Wet Room

Shower, W.C, wash hand basin, central heating radiator and tiled flooring.

### Cloakroom

8' 6" x 5' ( 2.59m x 1.52m )  
Double glazed window to front elevation and central heating radiator.

### Lounge

16' 3" plus recess x 11' 8" ( 4.95m plus recess x 3.56m )  
Double glazed window to front elevation, central heating radiator and tiled flooring.

### Dining Room

16' 9" x 12' 3" ( 5.11m x 3.73m )  
Double glazed window to side elevation, central heating radiator and tiled flooring.

### Kitchen

21' 6" x 11' 4" ( 6.55m x 3.45m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and tiled flooring.

### Utility Room

14' 9" x 3' 9" ( 4.50m x 1.14m )  
Door to rear elevation and tiled flooring.

## Bedroom One

11' 11" x 11' 7" ( 3.63m x 3.53m )

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

## Bedroom Two

11' x 10' into max ( 3.35m x 3.05m into max )

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

## Bedroom Three

9' x 5' 9" into max ( 2.74m x 1.75m into max )

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

## Bedroom Four

11' 7" x 10' 5" ( 3.53m x 3.17m )

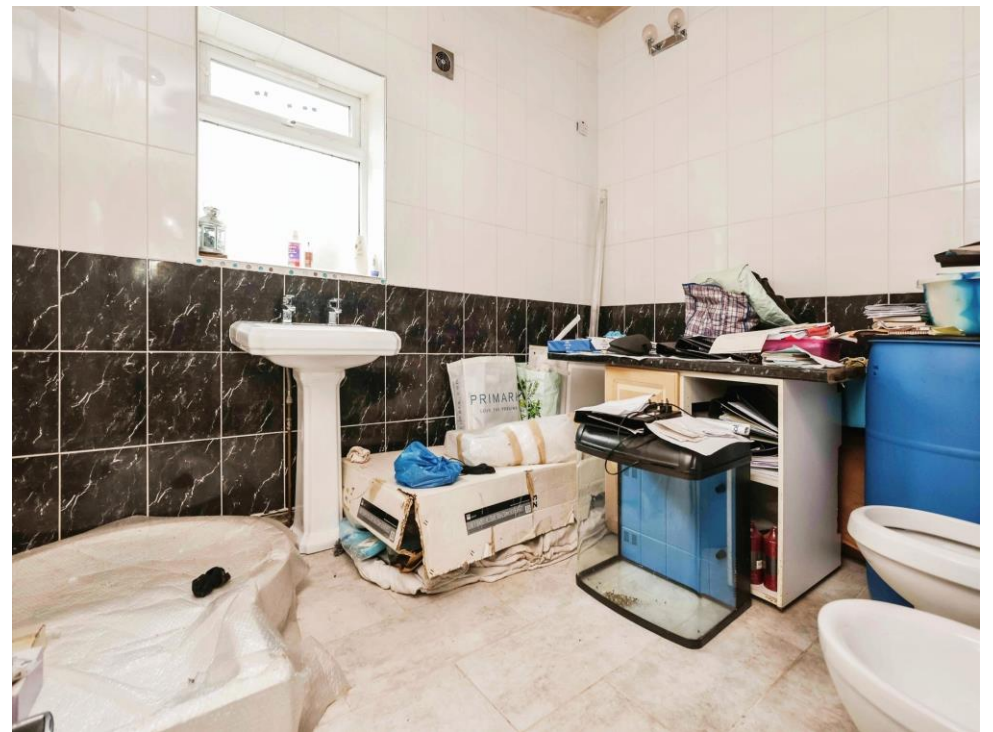
Double glazed windows to rear and side  
elevations, central heating radiator, laminate  
flooring and fitted wardrobe.

## Bathroom

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



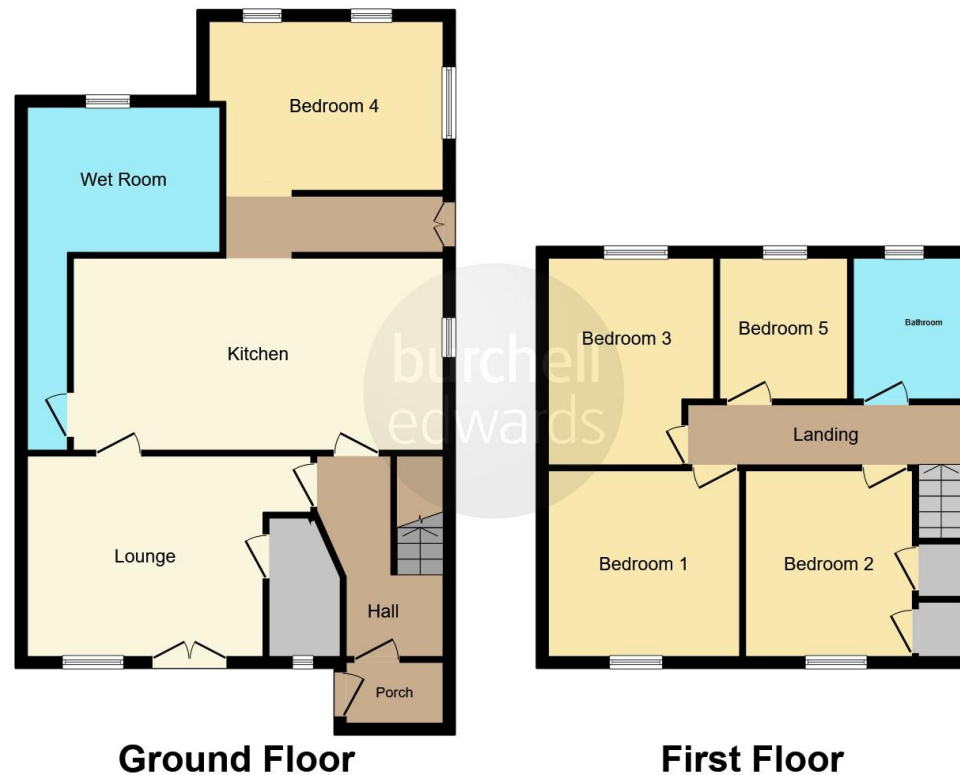












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto: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/ERD206828](http://burchelledwards.co.uk/Property/ERD206828)



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