



Nelson Road, Birmingham



Nelson Road, Birmingham, B6 6PJ

for sale offers in excess of  
**£180,000**



### Property Description

A three bedroom mid terraced family home in a very popular area of Birmingham that is available with no upward chain and would be a perfect first home or investment buy to let! With a spacious through lounge, dining room, galley kitchen, family bathroom, three good sized bedrooms and a private rear garden. Properties in this area are proven to be very popular, so book your viewing with Burchell Edwards today to avoid missing out!

### Lounge

12' 8" x 11' 2" ( 3.86m x 3.40m )

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

### Dining Room

15' 2" x 11' 2" ( 4.62m x 3.40m )

Double glazed window to rear elevation, laminate flooring, central heating radiator and stairs to first floor accommodation.

### Kitchen

8' 11" x 5' 8" ( 2.72m x 1.73m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring and tiling to splash prone areas.



## Bedroom One

11' 1" x 11' 1" ( 3.38m x 3.38m )

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

## Bedroom Two

12' x 8' 5" ( 3.66m x 2.57m )

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

## Bedroom Three

9' 1" x 5' 9" ( 2.77m x 1.75m )

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

## Bathroom

Double glazed window to side elevation, W.C,  
wash hand basin, shower, central heating  
radiator, tiling to walls and tiled flooring.

## Rear Garden

Slabbed patio area and access to rear.

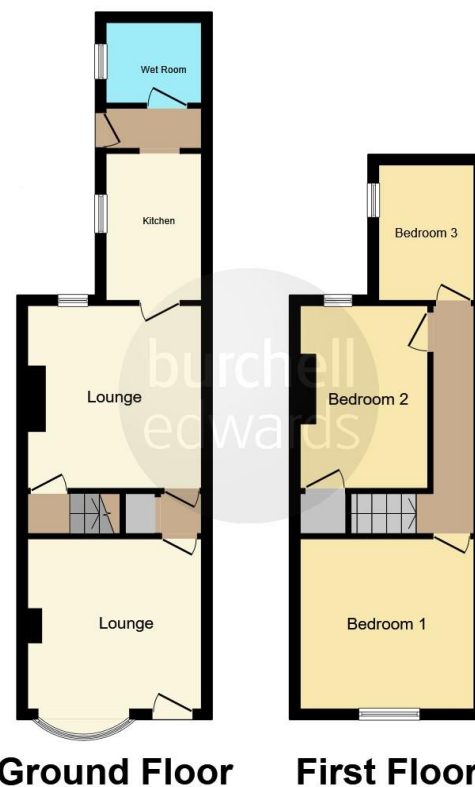












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C    Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/ERD206836](http://burchelledwards.co.uk/Property/ERD206836)



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ERD206836 - 0003