



Knightwick Crescent, Birmingham

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## Property Description

A fantastic three bedroom semi detached family home in Erdington that offers spacious living space and a 3 bedrooms that would be perfect for a growing family! Located in a popular area in Erdington, which is perfect for commuting into Birmingham city centre, this fantastic property is ideal for a modern working family. Book your viewing with Burchell Edwards today!

## Entrance Porch

Timber door to front elevation.

## Entrance Hallway

Central heating radiator, central heating boiler and stairs to first floor accommodation.

## Lounge

13' 10" x 10' 10" ( 4.22m x 3.30m )

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

## Kitchen

8' 1" x 6' 2" ( 2.46m x 1.88m )

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



## Bedroom One

13' into bay x 10' 3" into max ( 3.96m into bay x 3.12m into max )  
Double glazed bay window to rear elevation, central heating radiator and carpet.

## Bedroom Two

11' 10" into bay x 10' into max ( 3.61m into bay x 3.05m into max )  
Double glazed bay window to front elevation, central heating radiator and carpet.

## Bedroom Three

6' 3" x 5' 7" ( 1.91m x 1.70m )  
Double glazed window to front elevation, central heating radiator and carpet.

## Bathroom

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

## Dining Room

11' 11" into max x 10' 10" into recess ( 3.63m into max x 3.30m into recess )  
Double glazed bay window to front elevation, central heating radiator, spotlights and laminate flooring.



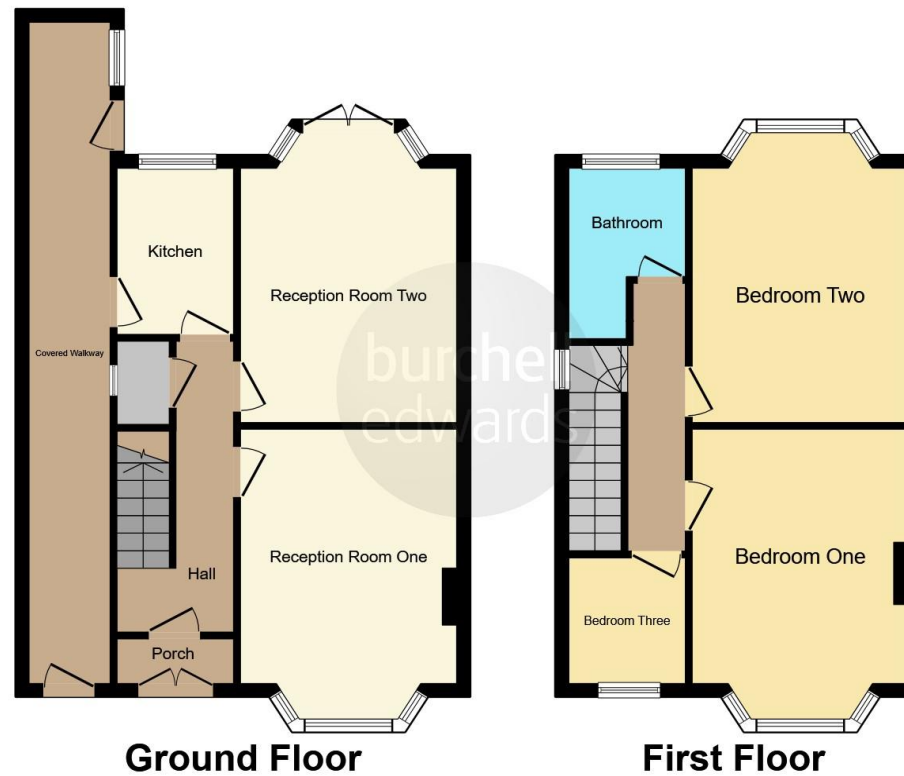












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: E**

**Tenure: Freehold**

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