



The Limes, Erdington Birmingham





## Property Description

Burchell Edwards Erdington are delighted to present this well-proportioned three-bedroom semi-detached property, nestled in the heart of a private cul-de-sac.

This home offers versatile living spaces, including two reception rooms, a downstairs WC, and a bright conservatory leading to a reasonably sized family garden.

The property also benefits from a single garage located conveniently to the side. Upstairs, the first floor boasts three full-sized bedrooms, with the master bedroom featuring an en-suite. While the property would benefit from some modernisation, it presents an exciting opportunity for buyers looking to add their personal touch and unlock its full potential.

Don't miss out on this fantastic opportunity-contact Burchell Edwards Erdington today to arrange your viewing or to find out more!

## Entrance Hallway

Timber front door, stairs to first, door to W.C. central heating radiator, laminate flooring

## W.C.

W.C. wash hand basin, central heating radiator, laminate flooring

## Lounge

19' 11" x 9' 11" ( 6.07m x 3.02m )  
Double glazed bay window to front, central heating radiator, laminate flooring

## Dining Room

10' x 8' 2" ( 3.05m x 2.49m )  
Double glazed window to rear elevation, central heating radiator, laminate flooring

## Kitchen

10' 3" x 8' ( 3.12m x 2.44m )  
Double glazed window to rear elevation, double glazed French doors to conservatory, a range of wall and base units with solid work surfaces over incorporating a stainless steel sink with drainer. Splash back tiles and lino flooring

## Conservatory

11' 9" x 10' 7" ( 3.58m x 3.23m )  
Double glazed French doors to rear elevation and laminate flooring.

## Landing

Doors to all rooms, loft access, carpeted

## Conservatory

## Garage

17' 5" x 8' 3" ( 5.31m x 2.51m )

Concrete Flooring, up and over door, combination boiler, electric lighting and sockets

## Bedroom One

13' 10" x 11' ( 4.22m x 3.35m )

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

## En-Suite

W.C. wash hand basin, shower cubicle (tiled inside), Double glazed window to front elevation and laminate flooring

## Bedroom Two

10' 2" x 9' 6" ( 3.10m x 2.90m )

Double glazed window to rear elevation, central heating radiator, carpeted

## Bedroom Three

10' 4" x 6' 7" ( 3.15m x 2.01m )

Double glazed window to rear elevation, central heating radiator, carpeted

## Bathroom

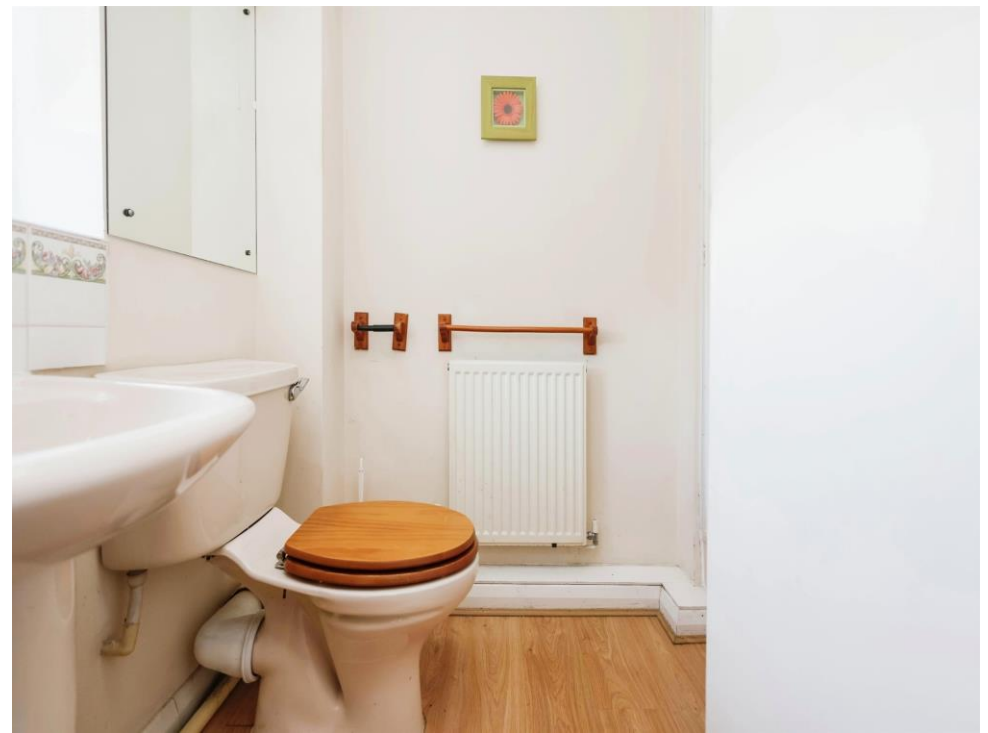
Double glazed window to side elevation, W.C. Wash hand basin, bath, electric shower above, tiled walls and laminate flooring.

## Rear Garden

Patio out from conservatory, Grass to rear and fence boundary

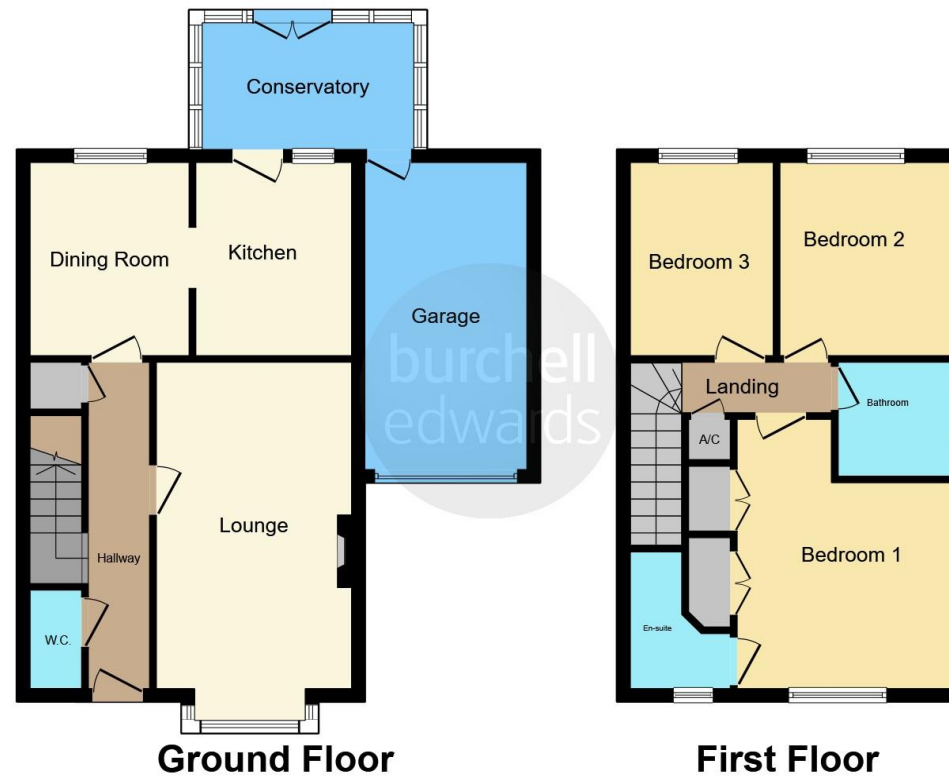












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To view this property please contact Burchell Edwards on

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**EPC Rating: C**

**Tenure: Freehold**

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