



Bromford Lane, Erdington BIRMINGHAM

burchell
edwards

Bromford Lane, Erdington BIRMINGHAM B24 8JT

for sale offers in excess of
£330,000



Property Description

A smartly presented three bedroom SEMI-detached home in a very popular part of Erdington that offers spacious living accommodation throughout! This modern family home is the perfect next step on the property ladder for a growing family and has many fantastic features including two double bedrooms, one single bedroom, boarded loft room, two bathrooms, spacious rear garden, extended kitchen, utility room and much more! Book your viewing with Burchell edwards today!

Entrance Porch

Composite door to front elevation.

Entrance Hallway

Stairs to first floor accommodation, tiled flooring and storage.

Shower Room

W.C, wash hand basin, shower cubicle, tiling to walls and tiled flooring.

Lounge

16' 3" into bay x 11' 11" (4.95m into bay x 3.63m)
Double glazed bay window to front elevation, central heating radiator and laminate flooring.

Kitchen/ Diner

25' x 18' 2" into max (7.62m x 5.54m into max)
Double glazed bi fold doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, two cookers, hob, microwave, dishwasher, fridge freezer and tiled flooring.

Utility Room

10' 2" x 4' 6" (3.10m x 1.37m)

A range of wall and base storage units and tiled flooring.

Bedroom One

13' x 12' (3.96m x 3.66m)

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

Bedroom Two

12' 1" into bay x 12' (3.68m into bay x 3.66m)

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

Bedroom Three

7' x 6' 6" (2.13m x 1.98m)

Double glazed windows to front and rear elevations, central heating radiator and carpet.

Bathroom

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

Loft Space

15' 4" x 11' (4.67m x 3.35m)

Double glazed window to rear elevation, boarded, central heating radiator, carpet and storage into the eaves.

Garage

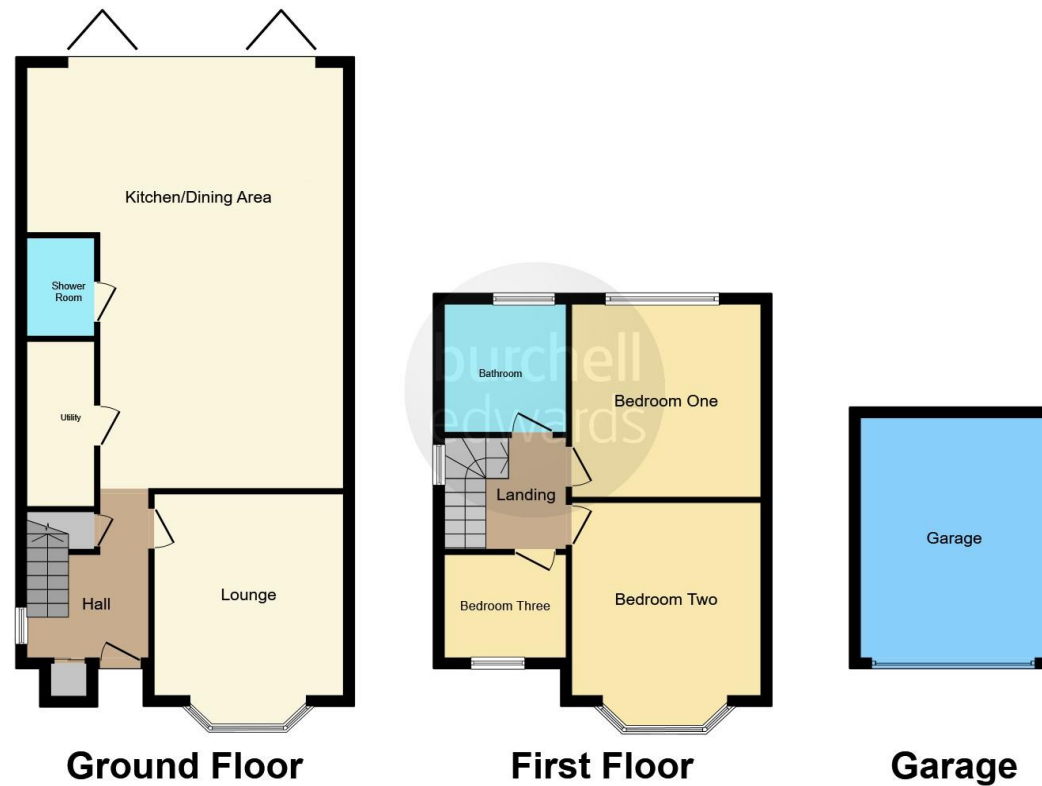
17' 1" x 17' 10" (5.21m x 5.44m)

Up and over doors to front elevation, French doors to garden, lighting, power and concrete 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

To view this property please contact Burchell Edwards on

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 BIRMINGHAM B23 6BJ

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206779



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