



Gravelly Lane, Birmingham







## Property Description

Burchell Edwards are delighted to market this amazing three bedroom semi-detached family home in a popular location on gravelly lane. This property offers accommodation including separate reception room, an open plan modern kitchen/dining room with integrated appliances, side utility, separate downstairs wc and bi fold doors to a spacious rear conservatory. The upstairs comprises of three well proportioned double bedrooms and a full suite family bathroom. Set within close proximity of boldmere high street with many local amenities and transport links nearby. Please call Burchell Edwards Erdington to book your viewings now!

## Entrance Porch

Double glazed windows and French doors to rear elevation.

## Entrance Hallway

Single glazed window to front elevation and stairs to first floor accommodation.

## W.C

W.C, laminate flooring and extractor.

## Lounge

9' 10" x 12' 10" into recess ( 3.00m x 3.91m into recess )

Double glazed bay window to front elevation with shutter blinds and fire place.

## Dining Room

12' 11" x 11' 11" ( 3.94m x 3.63m )

Bi fold doors to orangery, multi fuel burner and laminate flooring.

## Kitchen

12' 4" x 10' 7" ( 3.76m x 3.23m )

Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double Rangemaster cooker, extractor and integrated dishwasher.

## Utility Room

4' 8" x 8' 6" ( 1.42m x 2.59m )

Double glazed window to front elevation, a range of wall and base units, space for fridge, space and plumbing for washing machine and tumble dryer.

## Orangery

11' 5" x 9' 7" ( 3.48m x 2.92m )

## Bedroom One

8' 9" x 15' 3" ( 2.67m x 4.65m )

Double glazed windows to front and rear elevations and loft access with drop down ladders.

## Bedroom Two

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

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

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

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over and half tiled walls.

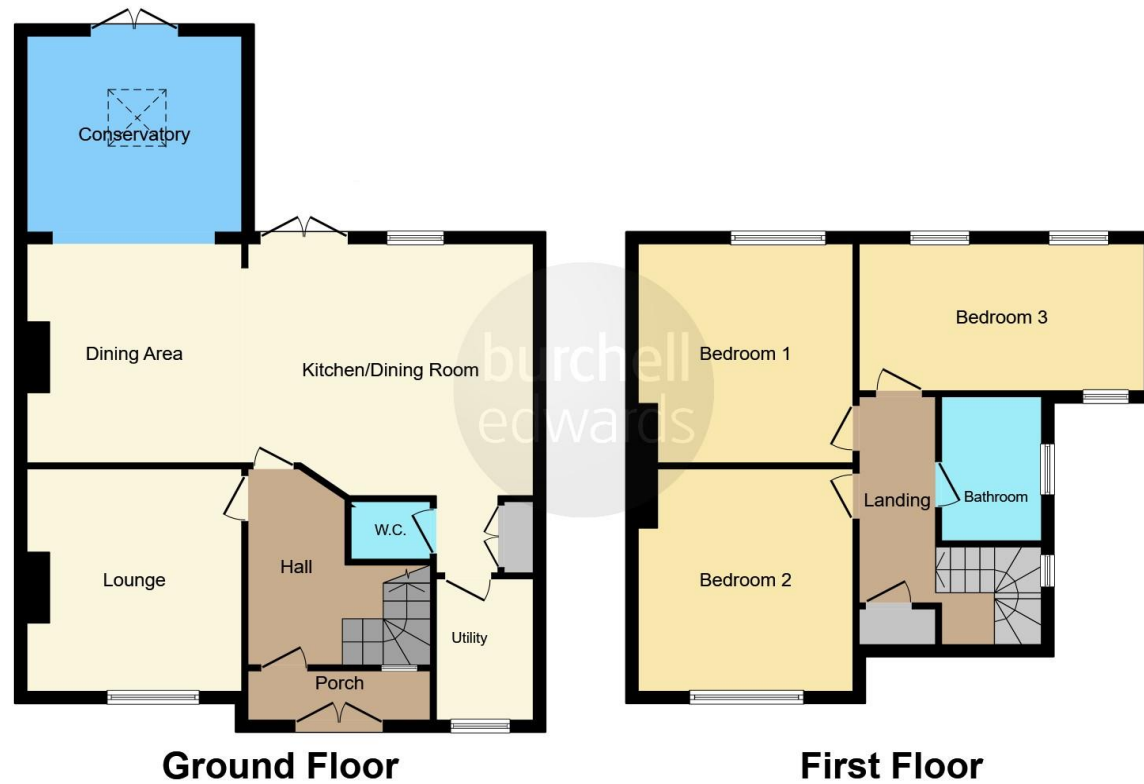












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

**Tenure: Freehold**

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