



George Road, Erdington Birmingham

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Property Description

This well presented, three bedroom semi-detached family home that will be the perfect next step for a family or investors alike. This fantastic family home offers many stand out features including a large breakfast kitchen, two spacious reception rooms, sun room, large rear garden, spacious two car driveway, two double bedrooms, one single room and family bathroom on the first floor with a fully accessible attic room. This property needs to be seen to be full appreciated.

Entrance Porch

Door to front elevation and tiled flooring.

Entrance Hallway

Timber door to front elevation, central heating radiator, LVT Amtico flooring and stairs to first floor accommodation.

Guest W.C

Double glazed window to side elevation, W.C, wash hand basin and central heating radiator.

Lounge

12' 11" x 10' 5" (3.94m x 3.17m)

Double glazed bay window to front elevation and wooden flooring.

Dining Room

13' 7" x 10' 7" (4.14m x 3.23m)

Double glazed double doors to sun room and central heating radiator.

Kitchen

14' 11" x 10' 11" (4.55m x 3.33m)

Two double glazed windows to rear elevation, door to sun room, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker, hob, dishwasher, central heating radiator, central heating boiler and LVT Amtico flooring.

Sun Room

10' 7" x 8' 7" (3.23m x 2.62m)

Two doors to rear elevation, central heating radiator and porcelain tiles.

Bedroom One

12' 3" x 10' 5" (3.73m x 3.17m)

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

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m)

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

Bedroom Three

7' 8" x 5' 9" (2.34m x 1.75m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C, bidet, wash hand basin, electric shower over bath, central heating radiator, tiled walls and non slip cushioned flooring.

Loft Space

Ladder access, skylight, boarded, insulated, plastered, range of wall sockets, phone line, spotlights and central heating radiator.







To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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