



Reservoir Road, Erdington Birmingham

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## Property Description

A fantastic recently refurbished three bedroom semi detached family home in Erdington that offers two reception rooms RECENTLY MODERNISED KITCHEN and 3 double 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 growing family or first time buyers. Book your viewing with Burchell Edwards today!

## Porch

## Entrance Hall

Door to both reception room and stairs to first

## Reception Room 1

11' 3" into bay x 9' 10" ( 3.43m into bay x 3.00m )  
Double glazed bay window to front elevation, central heating radiator and laminate flooring

## Reception Room 2

13' 1" x 12' 2" ( 3.99m x 3.71m )  
Double glazed window to rear elevation, central heating radiator and laminate flooring

## Kitchen

13' 11" into max x 8' 4" ( 4.24m into max x 2.54m )  
Wall and base units, solid worktops, integrated cooker/hob, sink/drainer, double glazed window to rear elevation, upvc door to garden and tiled flooring

## Shower Room

Ground floor shower room

## Landing

Doors to all bedroom

## Bedroom 1

13' 5" x 11' 5" ( 4.09m x 3.48m )

Double glazed bay window to front elevation, central heating radiator and carpet

## Bedroom 2

12' 2" x 10' 5" ( 3.71m x 3.17m )

Double glazed window to rear, central heating radiator and carpeted

## Bedroom 3

10' 5" x 8' 5" ( 3.17m x 2.57m )

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

## Bathroom

W.C. , Wash hand basin, Bath, Shower above, tiled wall and floor, extractor fan and double glazed window to side elevation

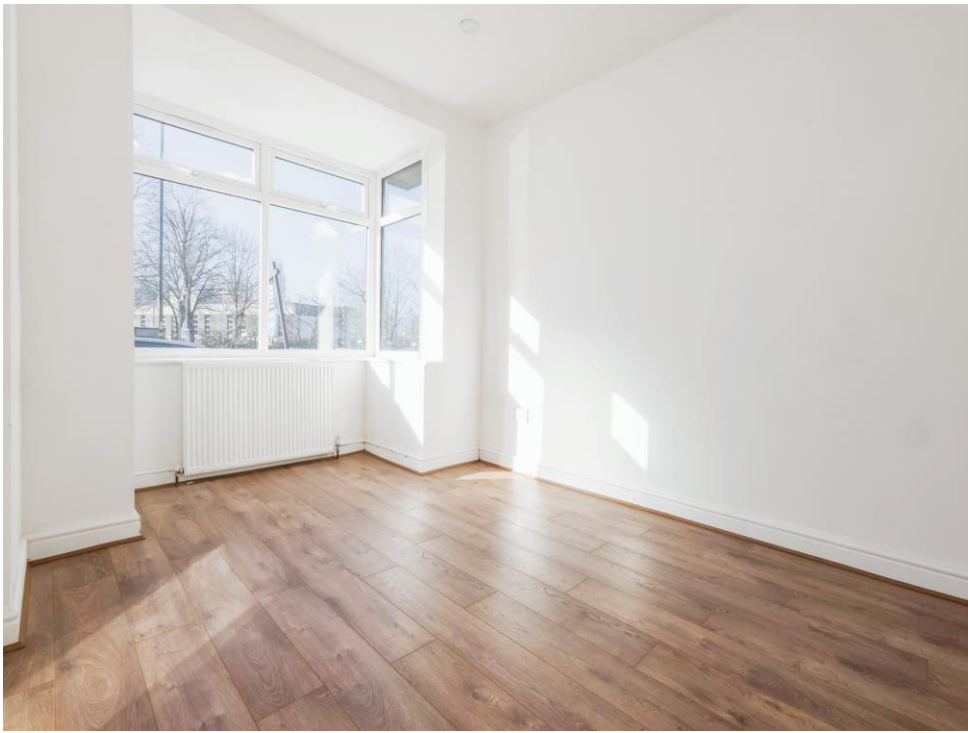
## Rear Garden

Low maintenance slabbed garden with fencing to all boundaries.

## Front Garden

Driveway providing off road parking.











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: D**

**Tenure: Freehold**

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