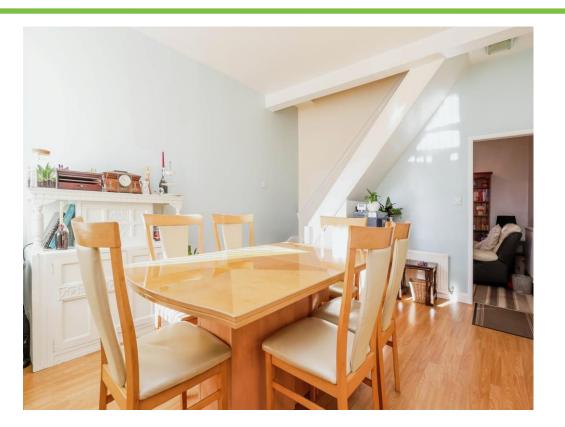


## Gravelly Lane, Birmingham



### Gravelly Lane, Birmingham B23 5TA

# for sale offers in excess of £260,000



#### **Property Description**

This beautifully presented two-bedroom end-terrace home is an ideal choice for families and investors alike. Offering a warm and traditional feel throughout, the property boasts a spacious lounge, a generously sized dining room, and a wellappointed kitchen.

Additional highlights include a conservatory, a utility room, and a garage, providing ample space for modern living. Upstairs, two well-proportioned double bedrooms are complemented by a family bathroom. Externally, the property benefits from a large rear garden and a two-car driveway. Viewing is highly recommended to fully appreciate all this charming home has to offer.

#### **Dining Room**

15' 3" x 12' 3" ( 4.65m x 3.73m )

Double glazed window to rear elevation, laminate flooring, central heating radiator, stairs to first and door to Lounge and Kitchen.

#### Lounge

#### 13' 9" x 12' (4.19m x 3.66m)

Double glazed bay window to front elevation, central heating radiator, electric fire, carpet and electric meters.

#### **Kitchen**

#### 13' 6" x 7' 1" (4.11m x 2.16m)

Two double glazed windows to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and fridge freezer.

#### **Store Room**

Tiled flooring.

**Guest W.C** 

W.C and tiled flooring.

#### **Utility Room**

8' 11" x 5' 8" ( 2.72m x 1.73m ) Tiled flooring.

#### Conservatory

9' 3" x 9' 3" ( 2.82m x 2.82m ) Double glazed door to garden, tiled flooring and central heating radiator.

#### **Bedroom One**

12' 5" x 11' 5" plus fitted wardrobes ( 3.78m x 3.48m plus fitted wardrobes ) Double glazed window to front elevation, central heating radiator and fitted wardrobes.

#### **Bedroom Two**

12' 5" x 11' 4" ( 3.78m x 3.45m ) Double glazed window to rear elevation, central heating radiator and carpet.

#### Bathroom

Bath with shower over, W.C, wash hand basin and laminate flooring.

#### Store Room

 $8^{\prime}$  1" x 3' 2" 02 ( 2.46m x 0.97m 02 ) Door to hallway and concrete flooring.

#### Loft Space

Boarded and insulated with power and lighting.

#### Garage

18' 6" x 7' ( 5.64m x 2.13m ) Electric door, concrete flooring, power and lighting.

#### **Rear Garden**

Large south facing rear garden. Patio out of sun room with grass to rear, flower boarders and fencing.









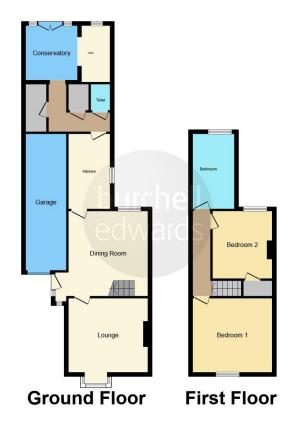


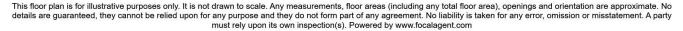






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To view this property please contact Burchell Edwards on

#### T 0121 373 6320 E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington BIRMINGHAM B23 6BJ

EPC Rating: E

Tenure: Freehold





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