



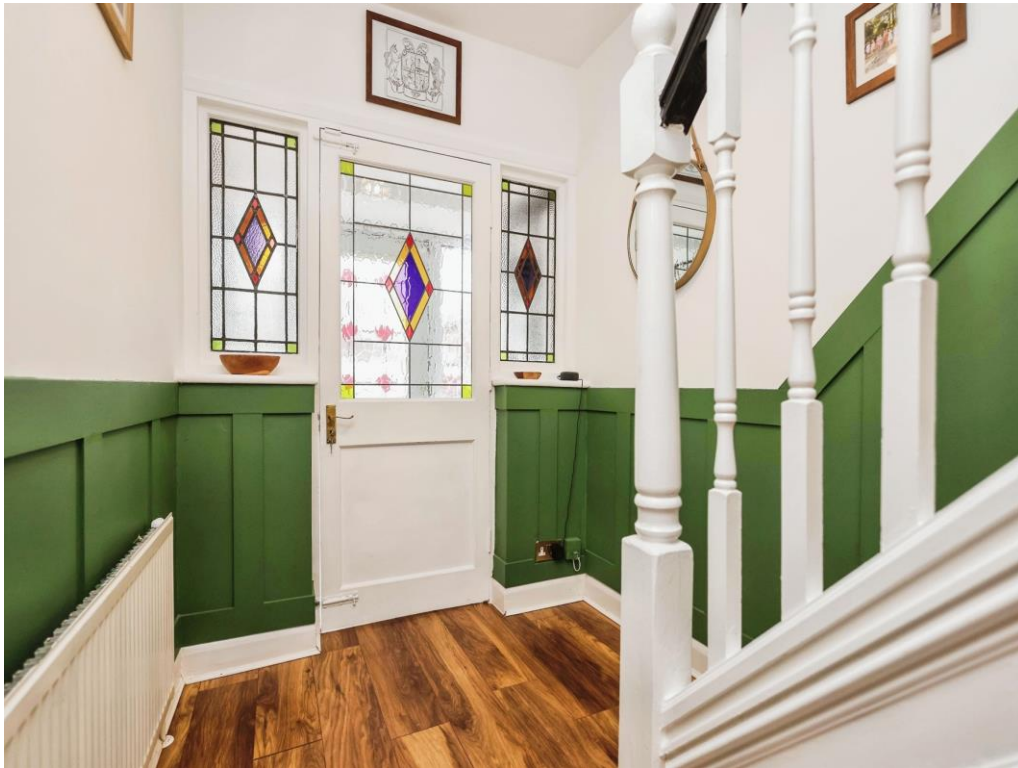
Robin Road, BIRMINGHAM





Robin Road, BIRMINGHAM B23 6PB

for sale offers in excess of  
**£325,000**



### Property Description

Burchell Edwards Erdington are pleased to present to you this beautiful three bedroom detached property in a very popular location. The property has been modernised throughout and is perfect for a family looking for their next forever home.

The property itself comprises of a large front driveway, three bedrooms, modern family bathroom, open plan kitchen/diner, lounge, utilityroom, boiler room, garage, and fair sized rear garden with outbuilding.

This freehold property is situated in a prime location within B23 and is situated just a short drive from the M6 motorway. With great transport links and local amenities nearby this property is sure to be a hit with commuters/ investors and families. Do not delay - book your viewing now!!

### Guest W.C

W.C and wash hand basin.

### Lounge

13' 7" x 12' 3" ( 4.14m x 3.73m )

Double glazed bay window to front elevation, laminate flooring, laminate flooring and folding wooden doors.

### Kitchen

20' 3" x 14' 10" ( 6.17m x 4.52m )

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, integrated cooker, hob, dishwasher, fridge freezer, tiled flooring and tiling to splash prone areas.

### Utility Room

17' 1" x 5' 2" ( 5.21m x 1.57m )

Door to garden, a range of wall and base storage units, tiled flooring and central heating boiler.

## Bedroom One

14' 9" x 9' 9" ( 4.50m x 2.97m )

Double glazed window to rear elevation, central heating radiator, wooden flooring and fitted wardrobes.

## Bedroom Two

14' 3" x 12' ( 4.34m x 3.66m )

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

## Bedroom Three

8' 9" x 6' 7" ( 2.67m x 2.01m )

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower cubicle, tiled flooring and part tiled walls.

## Garage

13' 10" x 6' 9" ( 4.22m x 2.06m )

Up and over door to front elevation.

## Rear Garden

Patio area, steps leading to lawned area and fencing to all boundaries.

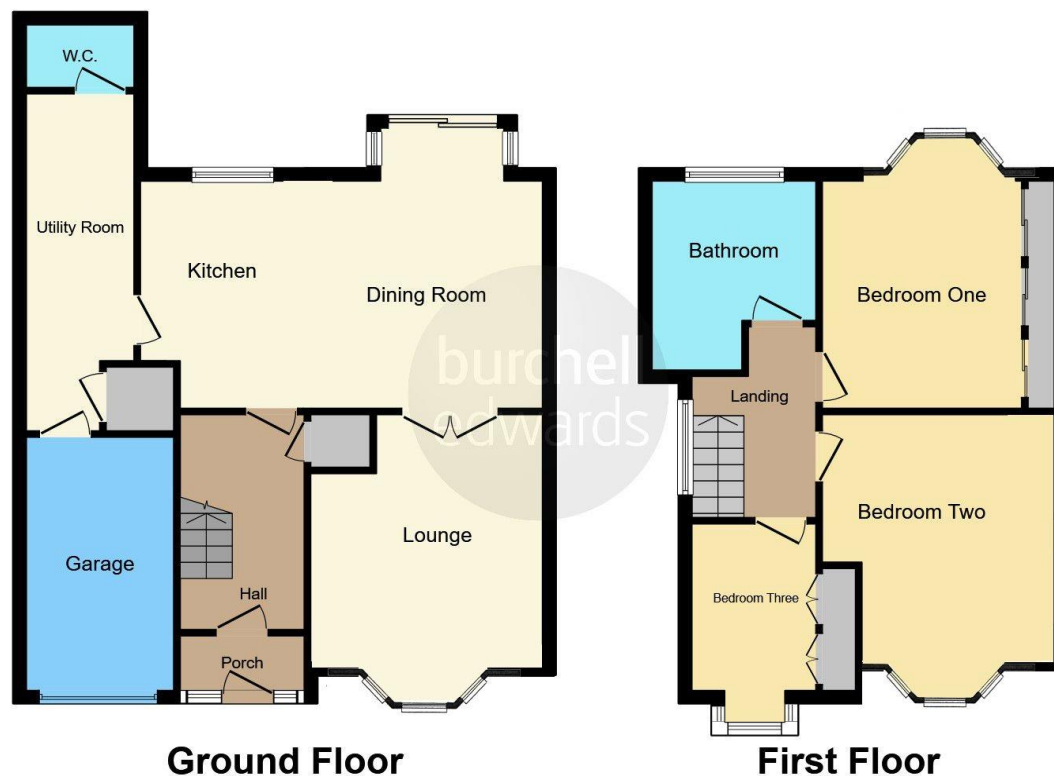












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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 BIRMINGHAM B23 6BJ

**EPC Rating: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/ERD207089](http://burchelledwards.co.uk/Property/ERD207089)**



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