



Croydon Road, Erdington Birmingham



Croydon Road, Erdington Birmingham B24 8HT

for sale offers in the region of
£230,000



Property Description

A beautifully presented three bedroom property located in a popular location that would be a perfect home for a young family looking to get on the property ladder. Benefiting from many stand out features, including a two car driveway, two reception rooms, three well proportioned bedrooms, refitted bathroo and a spacious rear garden. Book your viewing with Burchell Edwards today to avoid missing out!

Entrance Porch

Door to front elevation.

Entrance Hallway

Laminate flooring, central heating radiator and stairs to first floor accommodation.

Lounge

16' 4" x 11' (4.98m x 3.35m)

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

Dining Room

11' x 10' 11" (3.35m x 3.33m)

Double glazed window to rear elevation, central heating radiator and door to bathroom.

Kitchen

10' 11" x 6' 3" (3.33m x 1.91m)

Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances and tiled flooring.



Bedroom One

11' 4" into recess x 13' 8" (3.45m into recess x 4.17m)

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

Bedroom Two

13' x 10' 10" (3.96m x 3.30m)

Double glazed window to rear elevation, central heating radiator, carpet and central heating boiler.

Bedroom Three

9' 10" x 6' 2" (3.00m x 1.88m)

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

Bedroom Four

7' 8" x 6' 6" (2.34m x 1.98m)

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

Bathroom

W.C, wash hand basin, shower cubicle, central heating radiator, extractor, tiling to walls and tiled flooring.

Front Garden

Doublew driveway providing off road parking.

Rear Garden

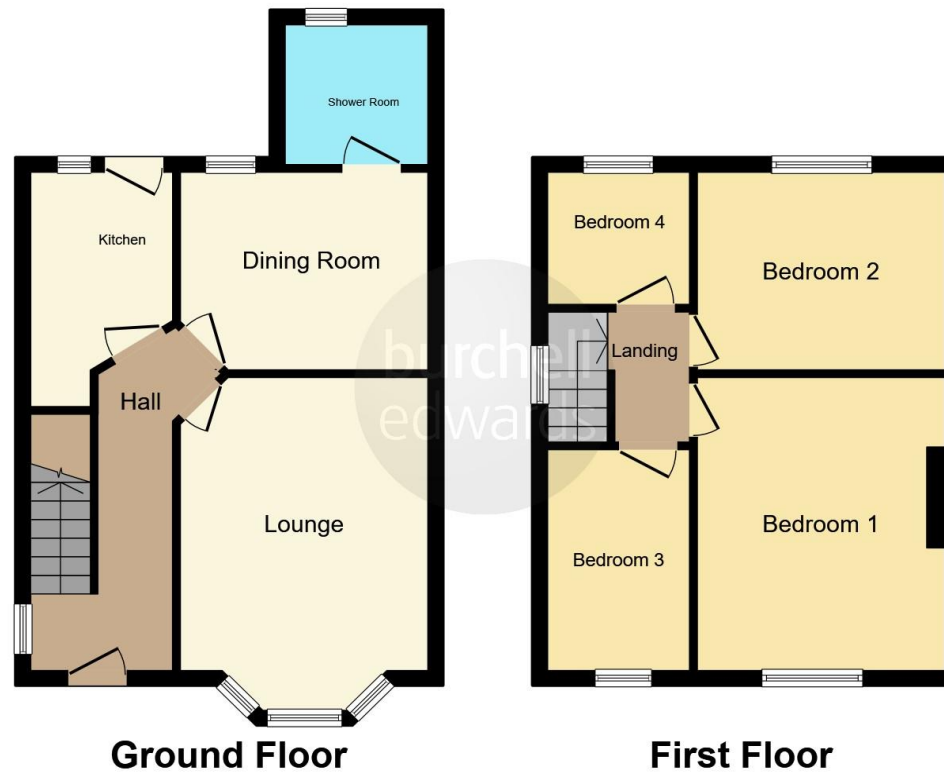
Rear Garden

Patio area, lawned area, side access 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

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207189



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