



Somerset Road, Erdington, BIRMINGHAM

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edwards



Property Description

A well presented two bedroom mid terrace family home where viewing is considered essential to appreciate the size of accommodation on offer. In brief the accommodation comprises hallway, spacious lounge and dining room, modernised kitchen, two well proportioned bedrooms and upstairs family bathroom. The property benefits from double glazing & central heating. Generous large rear garden with converted garage.

Entrance Porch

Timber door to front elevation, tiled flooring and meters housed.

Lounge

14' 3" x 8' 10" (4.34m x 2.69m)

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

Dining Room

14' 11" into max x 12' 4" (4.55m into max x 3.76m)

Double glazed window to rear elevation, central heating radiator, timber flooring and feature fire place.

Kitchen

13' 8" x 8' 1" (4.17m x 2.46m)

Window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker and hob, tiled flooring.

Bedroom One

12' 3" x 11' 6" (3.73m x 3.51m)

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

Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

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

Bathroom

Bath, shower cubicle, W.C, wash hand basin, wooden flooring and central heating boiler.

Rear Garden

Laid to lawn and fencing to all boundaries.

Garage

15' 4" x 8' 5" (4.67m x 2.57m)

Electric door to front elevation, French doors, lino flooring and storage.









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

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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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