



Kingsbury Road, Erdington, BIRMINGHAM

burchell
edwards

Kingsbury Road, Erdington, BIRMINGHAM, B24 8QG

for sale offers in excess of
£250,000



Property Description

A substantial three-storey period terrace offering four genuine double bedrooms, cellar, and impressively proportioned rooms throughout. Key features include original architectural details, two separate reception rooms, a breakfast kitchen, and an L-shaped utility area. The first-floor bathroom is refreshingly spacious with a full five-piece suite. The top-floor bedroom spans the full width with excellent eaves storage. Finished with double glazing, and paved front garden with lawn.

Living Room

18' 6" x 13' 6" (5.64m x 4.11m)

Bay-fronted main reception room, ideal for lounge or family space.

Reception Room Two

15' 3" x 10' 3" (4.65m x 3.12m)

Central second reception, suitable for dining, office, or flexible use

Dining Room

10' 2" x 11' 10" (3.10m x 3.61m)

Rear-facing with garden outlook, adjacent to kitchen.

Kitchen

9' 1" x 10' 2" (2.77m x 3.10m)

Functional layout with base and wall units.

Bedroom One

12' 1" x 12' 1" (3.68m x 3.68m)

Principal bedroom with space for storage and en-suite potential.

Bedroom Two

11' 3" x 9' 5" (3.43m x 2.87m)

Second double bedroom.

Bedroom Three

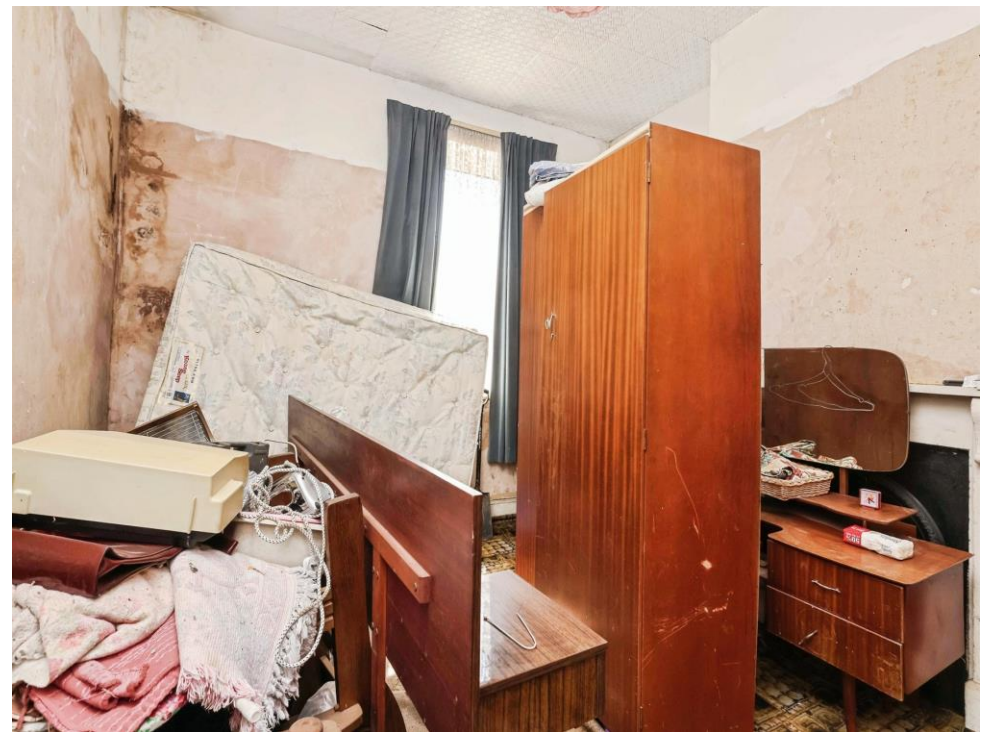
10' 3" x 8' 2" (3.12m x 2.49m)

Rear-facing, suitable as child's bedroom or study.

Bathroom

Standard family bathroom layout









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

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

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

EPC Rating: F Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207091



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ERD207091 - 0003