



Church Road, Erdington, BIRMINGHAM

burchell
edwards

Church Road, Erdington, BIRMINGHAM, B24 9BG

for sale offers in excess of
£325,000



Property Description

This superbly presented modernised three bed semi-detached property is situated in the heart an sought after location. Based within proximity of many desirable amenities including open space, shops and transport links, the excellent accommodation includes a generous lounge, amazing open-plan kitchen diner, a landscaped garden with summer house and ample storage. An early viewing is essential in order to fully appreciate the opportunity on offer.

Entrance Hallway

Window to front elevation, door to front elevation, central heating radiator and stairs to first floor accommodation.

Guest W.C

W.C and wash hand basin and tiled floor

Lounge

12' 1" x 11' 6" (3.68m x 3.51m)

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

Dining Room

13' 4" x 12' 1" (4.06m x 3.68m)

Through Lounge; central heating radiator, laminate flooring and french doors to kitchen

Kitchen

19' 7" x 8' (5.97m x 2.44m)

Wall and base units, solid worktops, breakfast bar, integrated cooker, hob, sink/drain, fridge/freezer and dishwasher, UPVC french doors to garden and window to rear elevation,

Rear Garden

Three tier landscaped garden, fence boundary, patioed with flower borders either side and summer house to rear

Landing

Carpeted and doors to all rooms

Bedroom One

13' 5" x 8' To fitted (4.09m x 2.44m To fitted)
Carpeted, double glazed window to rear elevation, fitted wardrobes and central heating radiator

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)
Carpeted, double glazed window to front elevation and central heating radiator

Bedroom Three

8' 4" x 7' 10" (2.54m x 2.39m)
Carpeted, window to front elevation and central heating radiator

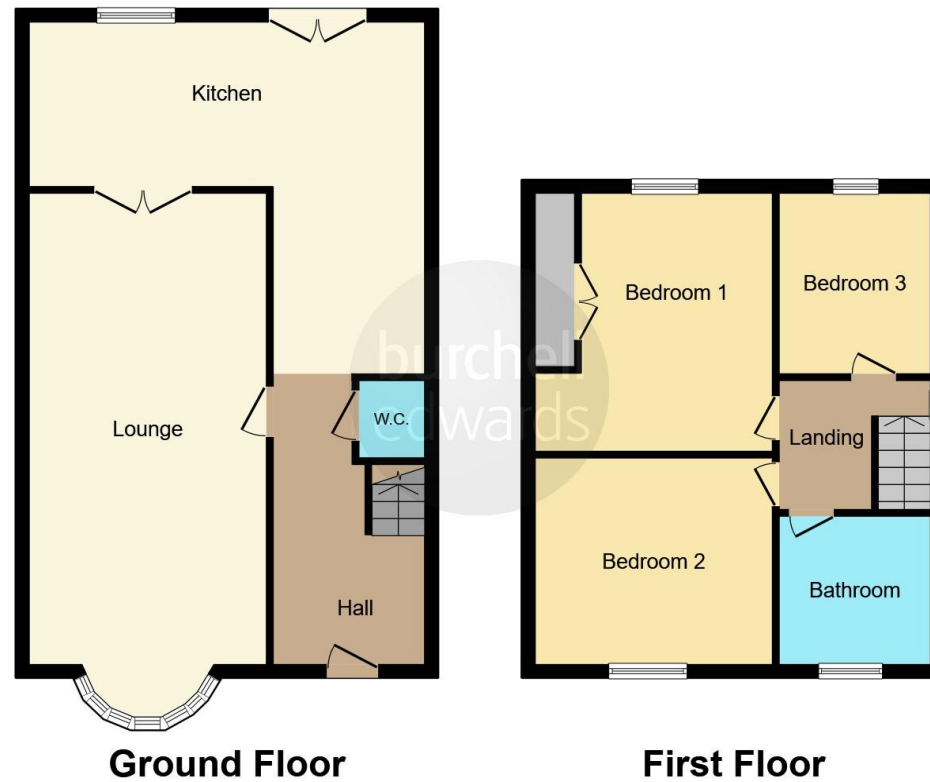
Bathroom

W.C Wash hand basin, shower cubicle, central heating radiator, tiled wall and double glazed window to rear elevation









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

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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