



Somerset Road, Erdington, Birmingham

burchell
edwards

Somerset Road, Erdington, Birmingham, B23 6NG

for sale
£230,000



Property Description

Burchell Edwards are pleased to present this superbly maintained home in Erdington. The property is ideally located close to local amenities, schools, shops, and parks, with excellent transport links into Birmingham City Centre. Internally, the accommodation features a welcoming two reception rooms and a well-appointed kitchen fitted with a range of wall and base units. Upstairs offers two generously sized bedrooms and a fully fitted family bathroom. A standout feature of this home is the double driveway and large rear garden. Call us now to avoid missing out.

Driveway

Double Driveway via drop down curb

Dining Room

14' x 11' 6" (4.27m x 3.51m)

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

Living Room

12' 6" x 12' 2" (3.81m x 3.71m)

Doubler glazed window to rear elevation, central heating radiator, laminate flooring and door to kitchen

Kitchen

12' 6" x 6' 8" (3.81m x 2.03m)

Having a range of wall and base units, solid worktops, integrated cooker, hob, sink/drain, double glazed window to side elevation and UPVC door to garden

Rear Garden

Patioed out of kitchen, fence boundary and grass to rear

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

Two double glazed windows to front elevation, central heating radiator and carpeted

Bedroom Two

12' 3" x 9' 4" (3.73m x 2.84m)

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

Bathroom

W.C, Wash hand basin, fitted bath and seperate shower unit, double glazed window to rear elevation and tiled walls waist height









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: E Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207485



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: ERD207485 - 0002