



Kingsbury Road, Erdington, Birmingham

**burc
edwards**

Kingsbury Road, Erdington, Birmingham, B24 8RB

for sale offers in excess of
£270,000



Property Description

Burchell Edwards are pleased to present this spacious three bedroom family home in Erdington that will be the perfect next step for a family or investors alike. This fantastic family home offers many stand out features including a large kitchen/diner, two spacious reception rooms, large rear garden, spacious two car driveway, three double bedrooms and family bathroom on the first floor. This property needs to be seen to be full appreciated.

Entrance Porch

Wooden front door with single glazed panel leading to porchway with an excellent storage area with a further inner wooden door with glass panels

Hallway

Stairs to first, central heating radiator and door to lounge

Lounge

15' 8" Max x 10' 7" (4.78m Max x 3.23m)
Double glazed bay window to front elevation, central heating radiator and laminate flooring

Dining Room

13' 4" x 10' 9" (4.06m x 3.28m)
Central heating radiator, double glazed window to rear elevation, door leading to kitchen and wooden flooring

Kitchen

20' 3" x 8' 4" (6.17m x 2.54m)
Double glazed window to side and rear elevation, upvc door leading to garden, central heating radiator, an array of wall and base units, solid worktops and splash back tiles

Rear Garden

Partly block paved patio and partly lawned area. Fencing to rear. Border to the rear of mature bushes and shrubs

First Floor Landing

Doors leading to all rooms, loft access, central heating radiator and window to side

Bedroom One

15' 10" x 13' 5" (4.83m x 4.09m)

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

Bedroom Two

13' 4" x 11' 11" (4.06m x 3.63m)

Double glazed window to rear elevation, laminate flooring, fitted wardrobes in recess and central heating radiator.

Bedroom Three

11' 7" x 8' 4" (3.53m x 2.54m)

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

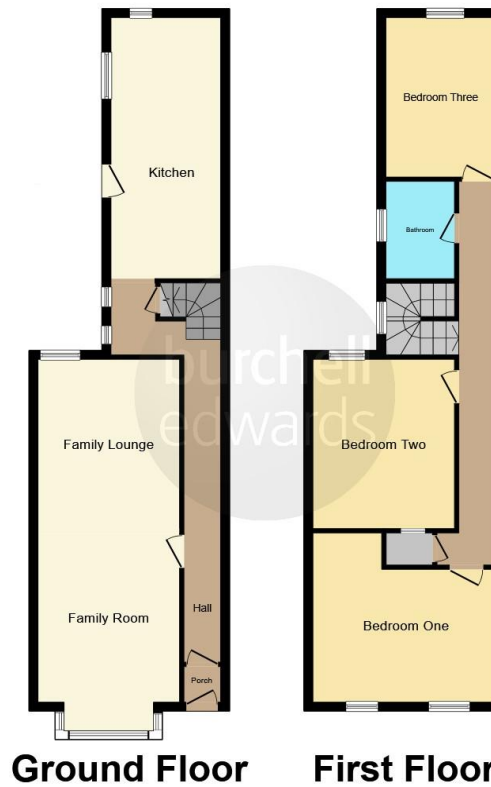
Bathroom

Double glazed window to side, wash hand basin, W.C, bath with shower above, tiled walls, central heating radiator and extractor unit









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: D Council Tax
 Band: B

Tenure: Freehold

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