



Church Road, Erdington, Birmingham





Property Description

This well presented, four bedroom family home 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, spacious rear reception room, two family bathrooms, three double bedrooms and one single room. This property needs to be seen to be full appreciated.

Entrance

Patioed front, rendered house and timber front door

Reception Room One

11' 6" x 10' 8" (3.51m x 3.25m)

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

Kitchen

10' 8" x 10' 4" (3.25m x 3.15m)

An array of wall and base units, solid worktops, splash back tiles, central heating radiator, double glazed window to rear elevation and wooden flooring

Downstairs Family Bathroom

Double glazed window to rear elevation, tiled floor, wash hand basin, W.C, bath, shower cubicle tiled on the inside and central heating radiator

Bedroom Four

10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed window to rear elevation, central heating radiator and carpeted

Reception Room Two

13' 7" x 12' 7" (4.14m x 3.84m)

UPVC french doors to garden, central heating radiator and carpeted

Landing

Doors leading to all rooms

Bedroom One

17' 7" x 10' 1" (5.36m x 3.07m)

Double glazed windows to front elevation,
carpeted and central heating radiator

Bedroom Two

13' 7" x 12' 1" (4.14m x 3.68m)

Double glazed window to rear elevation,
carpeted and central heating radiator

Bedroom Three

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window to rear elevation,
carpeted and central heating radiator









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: D Council Tax
 Band: B

Tenure: Freehold

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