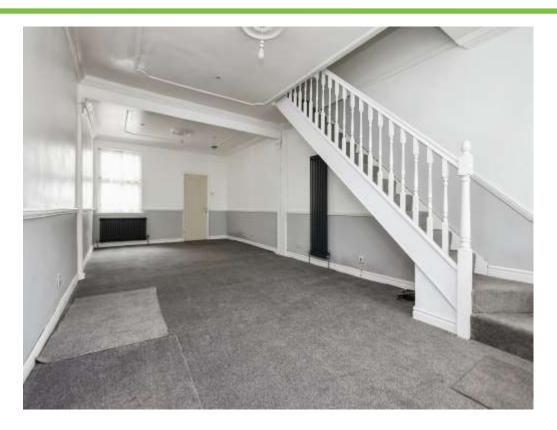


Emily Road, Birmingham



Emily Road, Birmingham, B26 1BY







Property Description

DON'T MISS OUT! NO CHAIN!! This is in a great location for transport routes and shops! Great for a BUY TO LET or a perfect FIRST TIME BUYERS HOME! THREE BEDROOMS & TWO BATHROOMS this one won't be round for long. Having been fully refurbished you just need to pop your furniture down and relax so call now on 0121 742 1725 to view.

Entrance Porch

Double glazed door and window to front aspect, wall light and tiled floor.

Lounge

12' 8" x 31' 3" (3.86m x 9.53m)

Double glazed bay window to front aspect, UPVC door to front aspect, double glazed window to rear aspect, two central heating radiators, two ceiling light points and stairs to the first floor.

Kitchen

18' 2" x 7' 3" (5.54m x 2.21m)

Two double glazed windows to side aspect, door to side aspect, a range of wall and base units with work surfaces over, sink and drainer, induction hob, electric oven, cooker hood, space and plumbing for a washing machine, central heating radiator, central heating boiler and part tiled walls.

Bathroom

Double glazed window to side aspect, panelled bath, hand wash basin with mixer tap, WC, central heating radiator, spotlights, extractor fan and part tiled walls.

Landing

Loft hatch with pull down ladder, two ceiling light points and central heating radiator.

Bedroom One

11' 4" x 12' 8" (3.45m x 3.86m)

Double glazed window to front aspect, central heating radiator and ceiling light point.

Bedroom Two

9' 10" x 11' 4" (3.00m x 3.45m)

Double glazed window to rear aspect, central heating radiator and ceiling light point.

Bedroom Three

9' 10" x 7' 3" (3.00m x 2.21m)

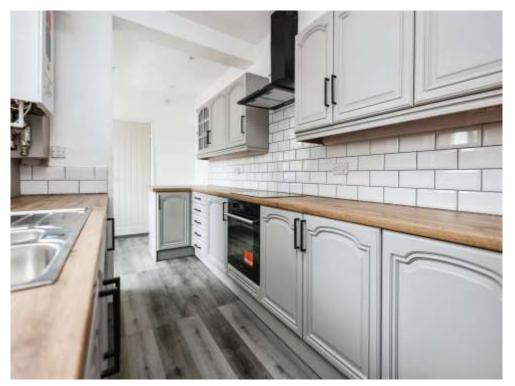
Double glazed window to rear aspect, central heating radiator and ceiling light point.

Shower Room

Shower cubicle, hand wash basin with mixer tap, WC, heated towel rail, spotlights, extractor fan and part tiled walls.

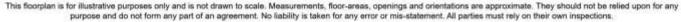
Garden

Slabbed yard.









To view this property please contact Burchell Edwards on

T 0121 742 1725 E sheldon@burchelledwards.co.uk

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EPC Rating: D

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Tenure: Freehold



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.

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