



Tallington Road, Birmingham

**burchell**  
edwards





## Property Description

NO UPWARD CHAIN!! This THREE BEDROOM property is just waiting for someone to put their own stamp onto. The property is in a GREAT location near to local schools and will make a FANTASTIC family home. Don't wait to view or it will be gone so, call NOW on 0121 742 1725 to view.

## Entrance Porch

Double glazed sliding door to front elevation.

## Entrance Hallway

Double glazed door to front elevation.

## Lounge

13' 5" x 13' 5" ( 4.09m x 4.09m )  
Double glazed window to front elevation.

## Dining Room

8' 8" x 11' 4" ( 2.64m x 3.45m )  
Double glazed window to rear elevation and central heating radiator.

## Kitchen

7' 3" x 13' 7" ( 2.21m x 4.14m )  
Double glazed door and window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood and space and plumbing for washing machine.



## Landing

Wall light.

## Bedroom One

10' 4" x 13' ( 3.15m x 3.96m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

10' 4" x 12' ( 3.15m x 3.66m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

6' 1" x 7' 9" ( 1.85m x 2.36m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath and central heating radiator.

## Rear Garden

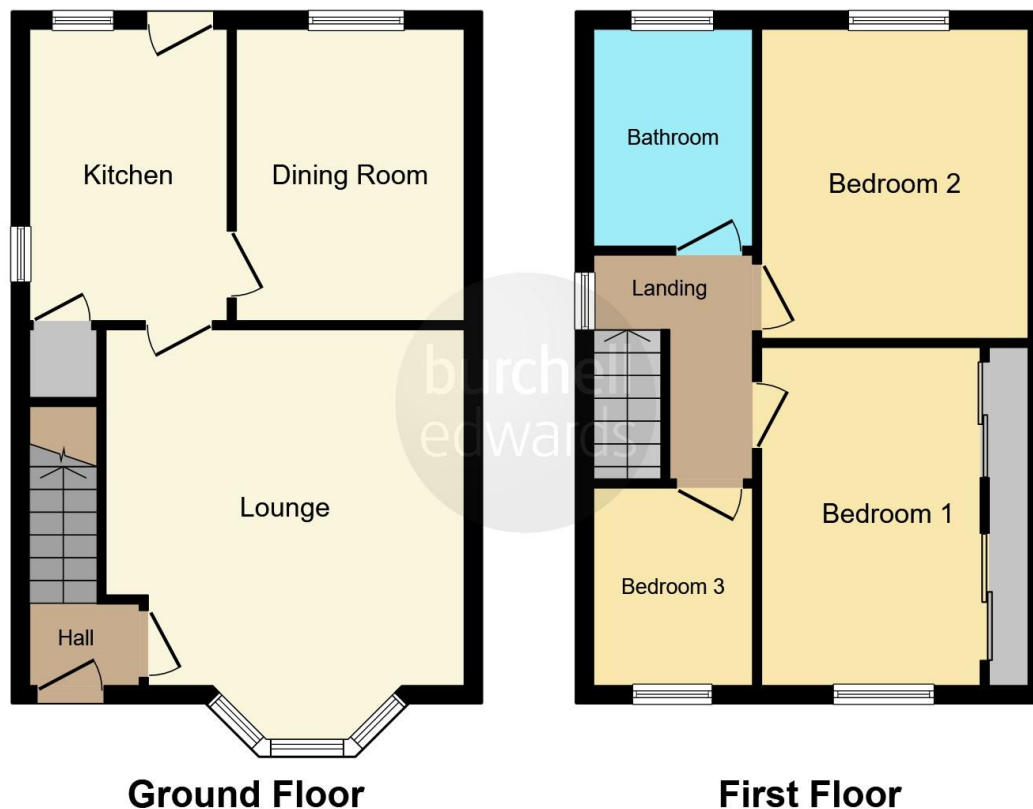
Lawn area.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

Tenure: Freehold

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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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