



Horrell Road, Birmingham





Property Description

This THREE BEDROOM property is ready for someone to put there own stamp onto. The SEMI DETACHED property is ideal for a growing family and is near to LOCAL SCHOOLS, Sheldon Country Park, Sheldon shopping centre & Transport links. Call NOW to view on 0121 742 1725.

Entrance Porch

Double glazed door and window to front elevation.

Lounge Area

17' 1" x 16' 5" (5.21m x 5.00m)
Through L shaped lounge. Double glazed bay window to front elevation, two central heating radiators, electric fire and under stairs storage.

Dining Room Area

8' 10" x 8' 10" (2.69m x 2.69m)

Kitchen

10' 2" x 7' 3" (3.10m x 2.21m)
Single glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and part tiled walls.

Conservatory

16' 5" x 8' 2" (5.00m x 2.49m)
Double glazed french doors to rear elevation.

Bedroom One

12' 10" x 9' 10" (3.91m x 3.00m)
Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Two

13' 1" x 9' 10" (3.99m x 3.00m)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

8' 6" x 6' 3" (2.59m x 1.91m)
Double glazed window to front elevation.

Bathroom

Double glazed window to rear elevation, shower cubicle, wash hand basin and W.C.









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: Awaited

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL209592



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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