



Flora Road, Birmingham





## Property Description

FANTASTIC!! THREE GOOD SIZE DOUBLE BEDROOMS. This property is just perfect for someone looking to get on the ladder or needs to be in a location with links to BIRMINGHAM CITY CENTRE! Ready to move into with TWO RECEPTION ROOMS this will not be around for long so CALL NOW on 0121 742 1725!!!

## Through Lounge/ Diner

### Lounge Area

11' 9" x 12' 8" ( 3.58m x 3.86m )

Double glazed window to front elevation, gas fire and central heating radiator.

### Dining Area

11' 9" x 12' 5" ( 3.58m x 3.78m )

Double glazed door to rear elevation and central heating radiator.

### Kitchen

10' 3" x 10' 4" ( 3.12m x 3.15m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a gas cooker, space and plumbing for a washing machine and central heating radiator.

### Conservatory

10' 3" x 11' 9" ( 3.12m x 3.58m )

Double glazed window to rear and side elevation, double glazed door giving access out to the rear garden, tiled floor and central heating radiator.



## Landing

Double glazed window to side elevation and doors off to:

## Bedroom One

15' 1" x 12' 8" ( 4.60m x 3.86m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

11' 8" x 12' 9" ( 3.56m x 3.89m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

9' 2" x 6' ( 2.79m x 1.83m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, bath with mixer tap and shower attachment, wash hand basin, WC and tiling to walls.

## Garden

Slabbed patio area, lawn and fence to boundaries.









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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