



Crossfield Road, Birmingham

**burchell**  
edwards



## Property Description

THREE DOUBLE BEDROOMS!! Calling FIRST TIME BUYERS & INVESTORS! Don't miss out...FANTASTIC location, less than 1 mile from Lea Hall TRAIN STATION. This is an ideal opportunity to for someone looking to Commute to BIRMINGHAM CITY CENTRE! Call 0121 742 1725 before your chance goes!

## Entrance Hallway

Double glazed door to front elevation and central heating radiator.

## Lounge/diner

20' 9" max x 12' 4" max ( 6.32m max x 3.76m max )  
Double glazed window to front elevation, double glazed door to rear elevation, spotlights, central heating radiator and under stairs storage.

## Kitchen

8' 8" x 5' 9" ( 2.64m x 1.75m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob with cooker hood over, tiling to splash prone areas and tiled flooring.



## Bedroom One

15' 5" x 9' ( 4.70m x 2.74m )

Velux window to rear elevation, central heating radiator and eaves storage.

## Bedroom Two

13' 2" x 10' 3" ( 4.01m x 3.12m )

Two double glazed windows to front elevation, spotlights and central heating radiator.

## Bedroom Three

10' 7" x 9' 10" ( 3.23m x 3.00m )

Double glazed window to rear elevation, spotlights and central heating radiator.

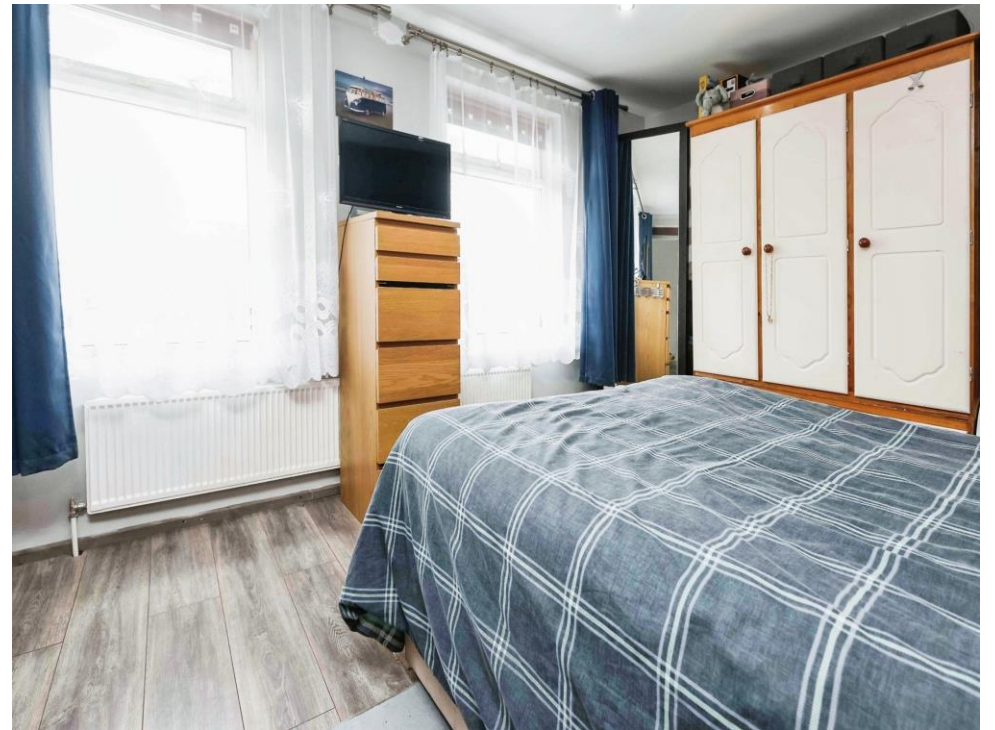
## Bathroom

Double glazed window to rear elevation, bath with mixer taps, shower cubicle, wash hand basin, W.C, heated towel rail, spotlights and tiled walls and flooring.

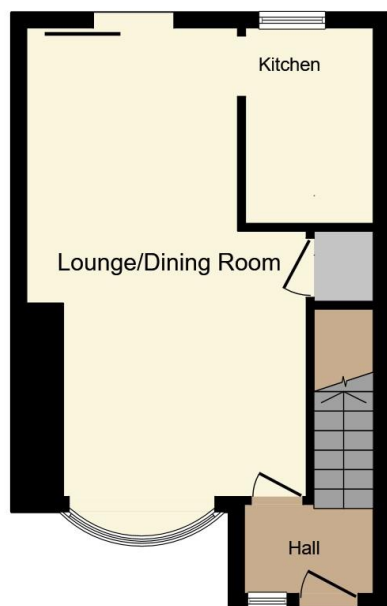
## Rear Garden

Slabbed patio area leading to laid lawn.

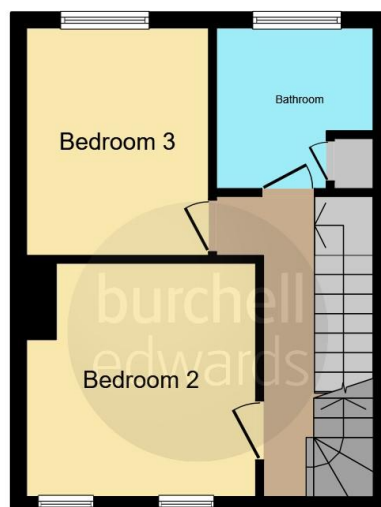




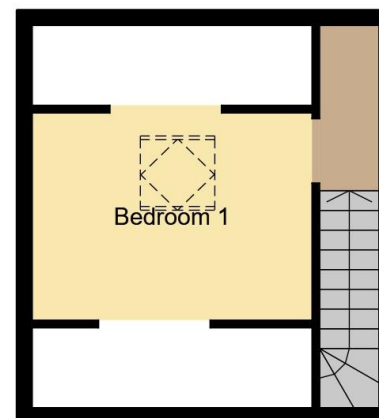




**Ground Floor**



**First Floor**



**Loft Floor**

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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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**Property Ref: SHL209650 - 0018**