



Somerville Road, Birmingham

burchell
edwards



Property Description

A 2 bedroom mid terrace which is situated in a sought after area in Small Heath and is close to all local amenities. It consists of an entrance hallway, lounge room, kitchen and dining area, two double bedrooms and family bathroom. Also benefits from central heating, double glazing, storage cupboards, front and rear gardens.

Entrance Hallway

Composite door to front elevation and central heating radiator.

Lounge

17' 3" into bay x 11' 11" max (5.26m into bay x 3.63m max)

Double glazed bay window to front elevation, central heating radiator, under stairs storage and electric fire.

Kitchen

8' 10" x 15' 2" (2.69m x 4.62m)

Two double glazed windows and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas point, space and plumbing for washing machine, central heating radiator and tiling to splash prone areas.

Landing

Loft access and airing cupboard housing central heating boiler.

Bedroom One

10' 7" max x 17' 3" max (3.23m max x 5.26m max)
Double glazed window to front elevation,
central heating radiator and built in storage.

Bedroom Two

12' 6" x 9' 5" max (3.81m x 2.87m max)
Double glazed window to rear elevation.

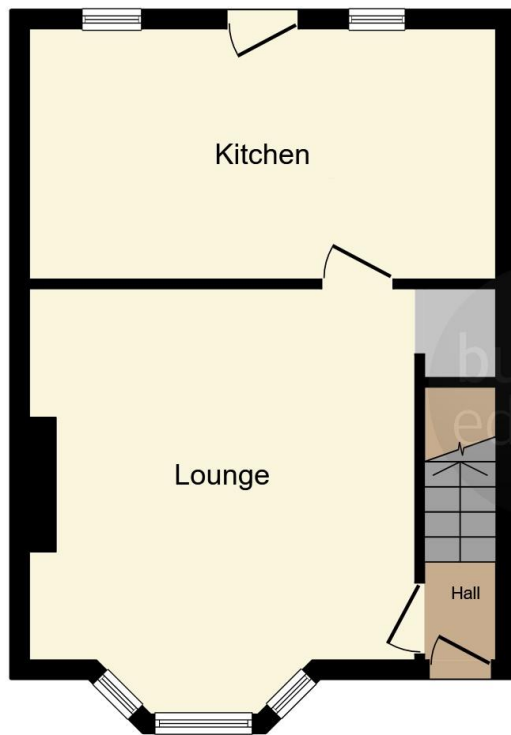
Bathroom

Double glazed window to rear elevation, bath with electric shower over, wash hand basin, W.C, extractor fan, tiling to splash prone areas and central heating radiator.

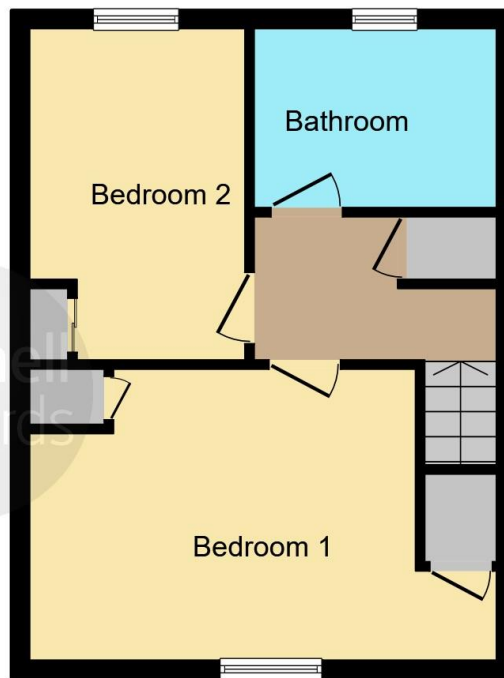
Rear Garden

Slabbed patio leading to lawn, fencing to all boundaries and side access.





Ground Floor



First 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



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EPC Rating: D

Tenure: Freehold

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