



Farnol Road, BIRMINGHAM

burchell
edwards



Property Description

DETACHED!! A fantastic property with plenty to offer and must be viewed to be appreciated. In a great cul-de-sac location, the property is close to local schools, shops and has easy access to Birmingham, NEC and A45/M42/M6. A beautiful family home and not to be missed so call the sales team today on 0121 742 1725.

Entrance Hallway

Double glazed door and window to front elevation, central heating radiator and two storage cupboards.

Lounge

10' 8" x 13' 7" into bay (3.25m x 4.14m into bay)
Double glazed bay window to front elevation and central heating radiator.

Dining Room

14' 9" x 10' 11" (4.50m x 3.33m)
Double glazed double doors and window to rear elevation, central heating radiator and gas fireplace.

Kitchen

6' 6" x 23' 5" (1.98m x 7.14m)
Double glazed double doors and window to side elevation, double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven and grill , dishwasher, washing machine, tiled flooring and tiling to splash prone areas.

Landing

Double glazed window to side elevation and loft access.

Bedroom One

10' 11" x 14' 9" into bay (3.33m x 4.50m into bay)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

10' 7" x 13' into bay (3.23m x 3.96m into bay)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

6' 11" x 7' 9" (2.11m x 2.36m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed windows to rear and side elevations, bath, shower cubicle with rainfall shower, wash hand basin, W.C, extractor fan and tiling to splash prone areas.









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

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL208988



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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Property Ref: SHL208988 - 0003