



Charles Edward Road, Birmingham

burchell
edwards



Property Description

DONT MISS OUT! FIRST TIME BUYER or INVESTOR HEAVEN! This is a fantastically priced THREE BED mid terrace! This is in a PERFECT LOCATION for transport routes into BIRMINGHAM CITY CENTRE and all your local amenities! Call us now before it is too late on 01217421725

Entrance Hallway

Door to front elevation.

Lounge

11' 4" max x 22' 10" max (3.45m max x 6.96m max)

Double glazed windows to front and rear elevations, two central heating radiators, tiled flooring and under stairs storage.

Kitchen

8' 9" x 5' 10" (2.67m x 1.78m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and plumbing for washing machine, tiled flooring and tiling to splash prone areas.



Bedroom One

13' 3" into recess x 11' 3" (4.04m into recess x 3.43m)

Double glazed window to front elevation, central heating radiator and loft access with drop down ladders.

Bedroom Two

13' 3" max x 11' 3" (4.04m max x 3.43m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' 1" x 8' 11" (1.85m x 2.72m)

Double glazed window to rear elevation, central heating radiator and built in storage.

Bathroom

Double glazed window to rear elevation, freestanding bath, W.C, wash hand basin, central heating radiator, tiled walls and tiled flooring.

Ground Floor Lobby

Double glazed door to side elevation.

Rear Garden

Slabbed patio, fencing to boundaries, outside tap and side access to frontage.









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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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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