



North Roundhay, BIRMINGHAM

burchell
edwards



Property Description

EXTENDED! This three bedroom terrace is in a great location and is just perfect for a family or FIRST TIME buyer! Having a LARGE GAMES ROOM / WORK SHOP to the rear of the garden as well as beautiful open kitchen into the conservatory this will not be around long! CALL NOW!

Front Garden

Block paved driveway providing off road parking and double glazed door into:

Entrance Porch

Double glazed windows to left, right and front elevations, double glazed door into:

Entrance Hallway

Stairs leading to first floor accommodation and single glazed door into:

Lounge

12' 10" into recess x 13' 6" plus bow window (3.91m into recess x 4.11m plus bow window)
Double glazed bow window to front elevation, wood effect laminate flooring and archway into:

Kitchen

15' 8" x 16' 4" (4.78m x 4.98m)
a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker and washing machine, tiling to splash prone areas, central heating feature radiator, archway into:

Conservatory

18' x 10' 6" (5.49m x 3.20m)
Double glazed double doors and window to rear elevation and tiled flooring.

Ground Floor Bathroom

10' x 4' 8" (3.05m x 1.42m)
Double glazed window to rear elevation, corner bath with shower over, W.C, wash hand basin, tiled flooring, tiling to splash prone areas and central heating radiator.

Landing

Loft access, over sized central heating radiator and all doors off to:

Bedroom One

9' 2" x 15' 10" into recess (2.79m x 4.83m into recess)

Two double glazed windows to front elevation and over stairs storage cupboard.

Bedroom Two

9' 7" x 7' 5" (2.92m x 2.26m)

Double glazed window to rear elevation.

Bedroom Three

8' 2" x 10' 10" (2.49m x 3.30m)

Double glazed window to rear elevation.

Garden

Paved patio area, artificial lawn and laid lawn, fencing to all boundaries, plants and shrubs to borders, decking area and large summer house.

Games Room

12' 8" x 17' plus workshop (3.86m x 5.18m plus workshop)

Door giving access to rear and separate work shop area accessed by separate door.









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: Awaited

Tenure: Freehold

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