



Botha Road, Birmingham

burchell
edwards



Property Description

LARGER STYLE! This BIG three bedroom end terrace is a perfect family home! With TWO RECEPTION rooms as well as a big garden that has plenty of room to extend! OFF ROAD PARKING for four cars and a short drive into BIRMINGHAM CITY CENTRE! Call now to book your viewing!

Approach

Concrete driveway providing off road parking for multiple vehicles, side gate giving access to garden and double glaze door into:

Entrance Hallway

Double glazed window to front elevation, central heating radiator, wood effect laminate flooring, stairs to first floor accommodation and single glazed door into:

Living Room

13' 10" x 15' 6" max (4.22m x 4.72m max)
Two double glazed windows to front elevation, central heating radiator, under stairs storage cupboard and double glazed sliding doors to:

Dining Room

17' 3" x 9' 4" (5.26m x 2.84m)
Double glazed window to side elevation, central heating radiator and archway into:

Kitchen

8' 10" x 9' 6" into door recess (2.69m x 2.90m into door recess)
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, extractor, built in oven and grill, space and plumbing for washing machine, tiling to splash prone areas, tiled flooring and archway to:

Inner Lobby

Central heating radiator and door into:

Downstairs Shower Room

6' 4" x 5' 8" (1.93m x 1.73m)
Double glazed window to rear elevation, corner shower, W.C, wash hand basin with storage, central heating towel rail and floor to ceiling tiles.

Rear Garden

Paved patio area leading to lawn, fencing to all boundaries, storage shed and side access to frontage.

Landing

Double glazed window to side elevation, loft access and doors off to;

Bedroom One

12' 3" Plus wardrobes x 14' 10" max (3.73m Plus wardrobes x 4.52m max)
Double glazed window to front elevation, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Two

12' 11" x 19' 5" plus wardrobes (3.94m x 5.92m plus wardrobes)
Double glazed window to front elevation, central heating radiator and fitted wardrobes with sliding doors.

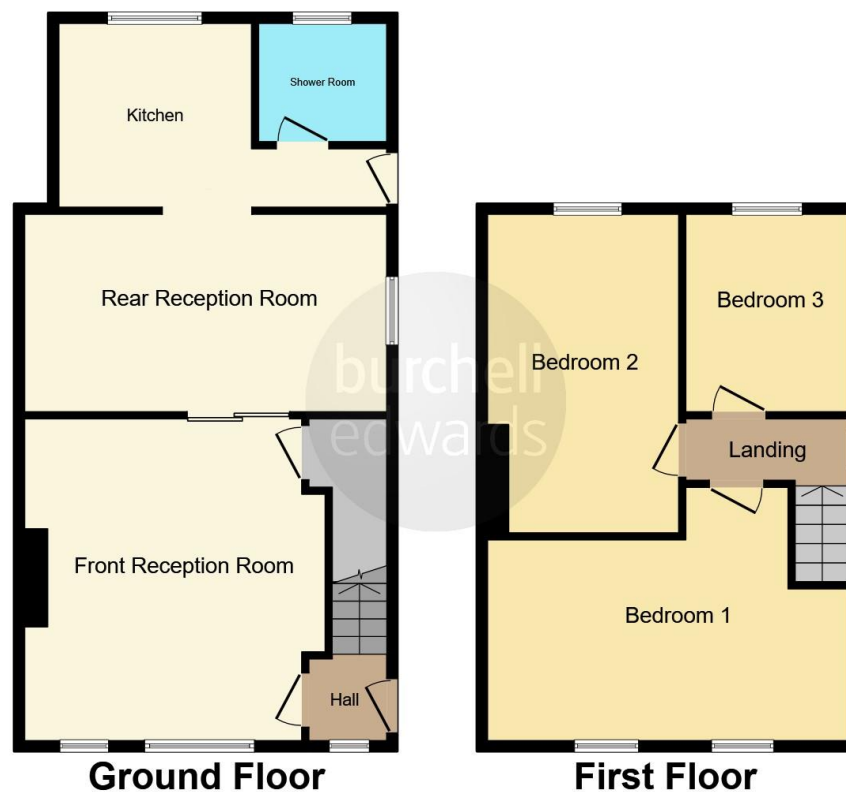
Bedroom Three

7' 5" x 9' 5" (2.26m x 2.87m)
Double glazed window to rear elevation and central heating radiator.









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

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: D

Tenure: Freehold

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Property Ref: SHL209893 - 0002