



Trysull Avenue, BIRMINGHAM

burchell
edwards



Property Description

GREAT LOCATION! This beautifully presented EXTENDED THREE BEDROOM semi-detached is on a VERY popular road in SHELDON just a stone's throw from SOLIHULL! Close to local transport routes and shops this is perfect for a FIRST TIME BUYER or FAMILY! CALL NOW 01217421725!

Approach

Block paved driveway providing off road parking.

Entrance Hallway

Double glazed door to front elevation, stairs to first floor accommodation, central heating radiator, wood effect laminate flooring, under stairs storage and doors off to:

Through Lounge

25' 10" x 9' 9" (7.87m x 2.97m)

Double glazed bay window to front elevation, two central heating radiators, inset gas fire with surround and mantle over, wood effect laminate flooring and double glazed sliding doors into:

Kitchen

14' 3" max x 19' 3" max (4.34m max x 5.87m max)

L shaped room. Double glazed double doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, washing machine and dishwasher, extractor, tiled flooring, tiling to splash prone areas, central heating radiator and built in storage.

Rear Garden

Paved patio area leading to laid to lawn, plants and shrubs, side gate giving access to frontage fencing to boundaries,

Landing

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

Bathroom

5' x 6' 5" (1.52m x 1.96m)

Double glazed window to rear elevation, suite comprising of corner shower, W.C, wash hand basin with storage. wood effect laminate flooring, tiling to splash prone areas and vertical central heating radiator.

Bedroom Two

12' 7" into half bay x 9' 9" max (3.84m into half bay x 2.97m max)

Double glazed half bay window to rear elevation and central heating radiator.

Bedroom One

13' into bay x 9' 9" max (3.96m into bay x 2.97m max)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

5' 1" x 6' 10" (1.55m x 2.08m)

Double glazed window to front 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

view this property online burchelledwards.co.uk/Property/SHL209969



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL209969 - 0013