



Monica Road, Birmingham

burchell
edwards



Property Description

This three bedroom property is in good condition! This is an all round FAMILY HOME and just ready to move into! Perfect for a first time buyer or investor as this property is located close to local schools, amenities and transport links. Call now on 0121 742 1725 before it's too late!

Entrance Hallway

Wooden door to front elevation and tiled flooring.

Lounge

16' 5" into bay x 11' 10" (5.00m into bay x 3.61m)
Double glazed bay window to front elevation and central heating radiator.

Kitchen

9' 2" x 9' 8" (2.79m x 2.95m)
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, tiled flooring, tiling to splash prone areas and central heating radiator.

Utility Room

Space and plumbing for washing machine and tiled flooring.



Landing

Loft access with drop down ladders and central heating radiator.

Bedroom One

10' 11" x 17' 2" max (3.33m x 5.23m max)
Double glazed window to front elevation, central heating radiator and built in storage.

Bedroom Two

9' 5" max x 12' 6" (2.87m max x 3.81m)
Double glazed window to rear elevation, central heating radiator and built in storage.

Bedroom Three

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

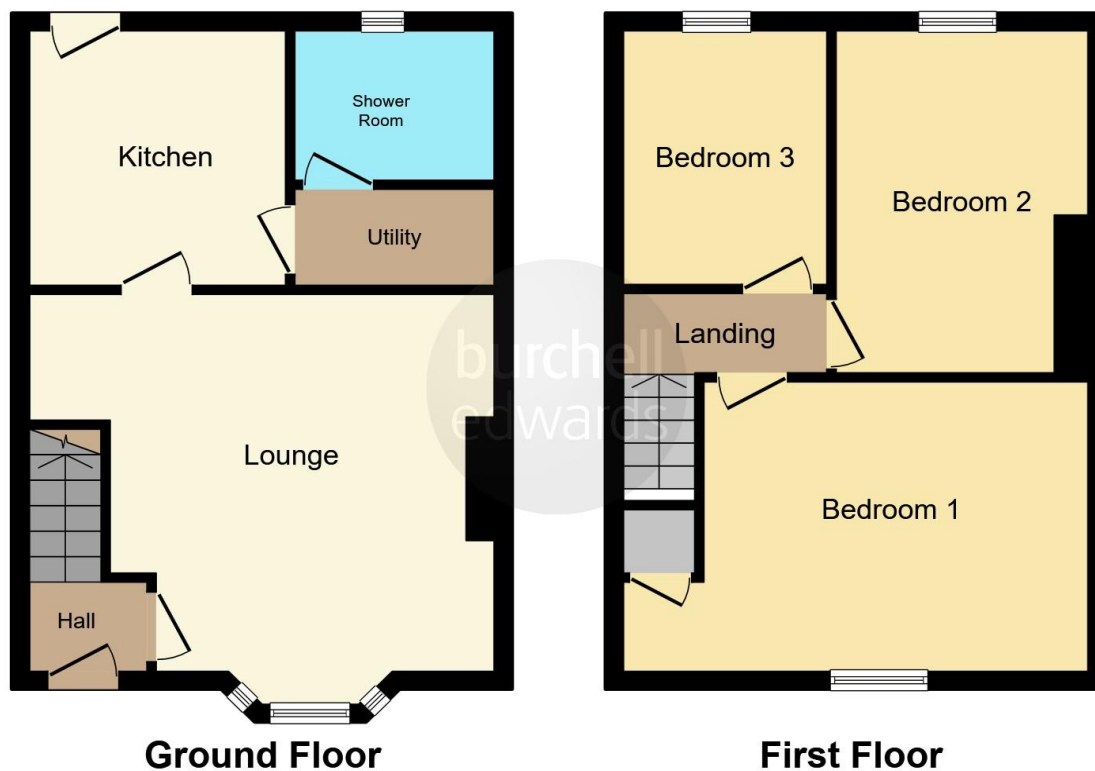
Ground Floor Shower Room

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle with rainfall shower, tiling to walls, tiled flooring, central heating boiler 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

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210095



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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