



Salcombe Avenue, Birmingham





Property Description

EXTENDED & CUL DE SAC LOCATION! This FOUR BEDROOM semi detached property is just perfect for a family to move in to. With ample living space and further potential properties like this do not come around often. Close to local transport links, schools and amenities. Call now!!!

Entrance Hallway

Double glazed window and door to front elevation, central heating radiator and under stairs storage cupboard.

Lounge

12' 8" x 13' 9" (3.86m x 4.19m)
Double glazed bay window to front elevation and central heating radiator.

Dining Room

12' 11" into bay x 10' max (3.94m into bay x 3.05m max)
Single glazed doors to rear elevation and central heating radiator.

Kitchen

15' 2" x 10' (4.62m x 3.05m)
A range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, cooker hood, dishwasher, spotlights, tiled flooring and tiling to splash prone areas.

Utility Room

3' 7" x 8' 8" (1.09m x 2.64m)
Single glazed door to front elevation, space and plumbing for washing machine.

Conservatory

18' 6" x 9' 8" (5.64m x 2.95m)
Single glazed windows to rear and side elevations and single glazed door to rear elevation.



Landing

Double glazed window to side elevation and loft access.

Bedroom One

10' max x 11' 7" (3.05m max x 3.53m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

10' 4" x 12' 1" (3.15m x 3.68m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

12' 10" into bay x 10' max (3.91m into bay x 3.05m max)

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

Bedroom Four

9' 11" into wardrobes x 7' 9" (3.02m into wardrobes x 2.36m)

Double glazed window to front elevation, central heating radiator and loft access.

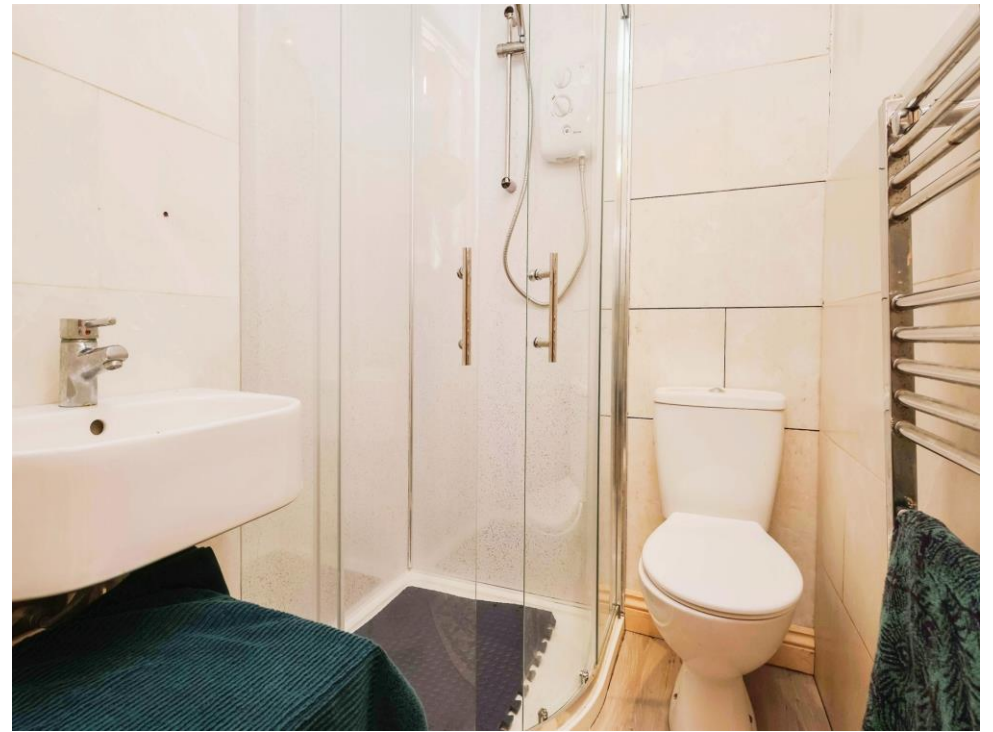
Bathroom

Double glazed window to front elevation, shower cubicle with electric shower over, W.C, wash hand basin, spotlights, tiling to splash prone areas and heated towel rail.

Ground Floor Shower Room

Shower cubicle with electric shower over, wash hand basin, W.C, spotlights, tiling to splash prone areas and heated towel rail.









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/SHL209870



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: SHL209870 - 0010