



Cyril Road, Birmingham

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edwards



## Property Description

This lovely mid-terrace double-fronted property is ideal for those seeking their first home or looking for a smart investment opportunity! The ground floor features a front garden area, entrance, three reception rooms, kitchen, bathroom, and rear garden. Upstairs, you'll find three bedrooms for added space and comfort. Enjoy the convenience of central heating and double glazing throughout the property. Don't miss out on this fantastic opportunity!

## Entrance Hallway

Door to front elevation, central heating radiator and laminate flooring.

## Lounge

9' 2" x 13' 4" ( 2.79m x 4.06m )  
Double glazed bay window to front elevation, central heating radiator, laminate flooring and chimney breast.

## Bedroom Three

12' 6" x 10' ( 3.81m x 3.05m )  
Double glazed bay window to front elevation, laminate flooring and central heating radiator.

## Dining Room

10' 3" x 6' 3" ( 3.12m x 1.91m )  
Double glazed window to side elevation, laminate flooring, central heating radiator and storage.

## Kitchen

8' 3" x 9' 8" ( 2.51m x 2.95m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for oven and washing machine, central heating radiator, central heating boiler and tiling to splash prone areas.



## Bedroom One

13' 5" x 12' 4" ( 4.09m x 3.76m )

Double glazed window to front elevation, carpet, central heating radiator, storage and loft access via hatch.

## Bedroom Two

12' 2" x 12' ( 3.71m x 3.66m )

Double glazed window to front elevation, central heating radiator, carpet and chimney breast.

## Bedroom Four

6' 1" x 10' ( 1.85m x 3.05m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath, electric shower, extractor, central heating radiator and full height tiling.

## Rear Garden

Patio area and storage shed.

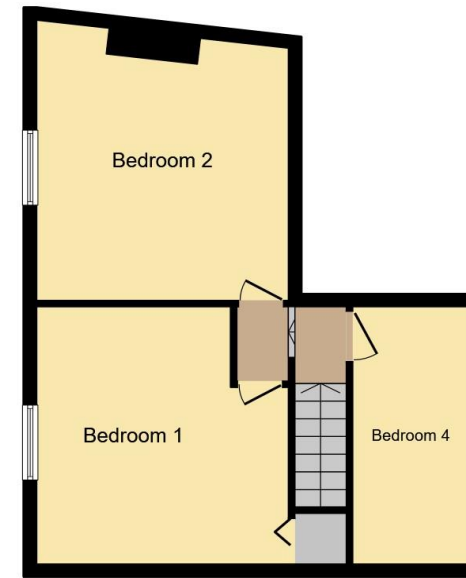








**Ground Floor**



**First Floor**

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**EPC Rating: D**

**Tenure: Freehold**

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