



Audley Road, Birmingham





Property Description

This well presented and modernised four bedroom end of terrace has to be the one to view! The accommodation comprises: entrance hall, attractive lounge, modern kitchen with integrated appliances, full width conservatory refitted modern bathroom, four good size bedrooms, extensive drive way to front and a well kept rear garden. The property also benefits from central heating and double glazing. Situated close to many local amenities including: bus routes, Stechford train station, local schools and shops. Must be viewed to be appreciated.

Lounge

10' 5" x 15' 1" (3.17m x 4.60m)

Double glazed window to side elevation, central heating radiator, laminate flooring and chimney breast.

Kitchen

11' 4" x 9' 9" (3.45m x 2.97m)

Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections dishwasher and washing machine, laminate flooring and pantry.

Conservatory

7' 10" x 20' 6" (2.39m x 6.25m)

Double glazed door and windows to rear elevation and wall storage units.

Bedroom One

8' x 13' 10" (2.44m x 4.22m)

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

Bedroom Two

7' 5" x 7' 9" plus recess (2.26m x 2.36m plus recess)

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

Bedroom Three

10' 5" x 5' 11" (3.17m x 1.80m)

Double glazed windows to front and side elevations, carpet and central heating radiator.

Bedroom Four

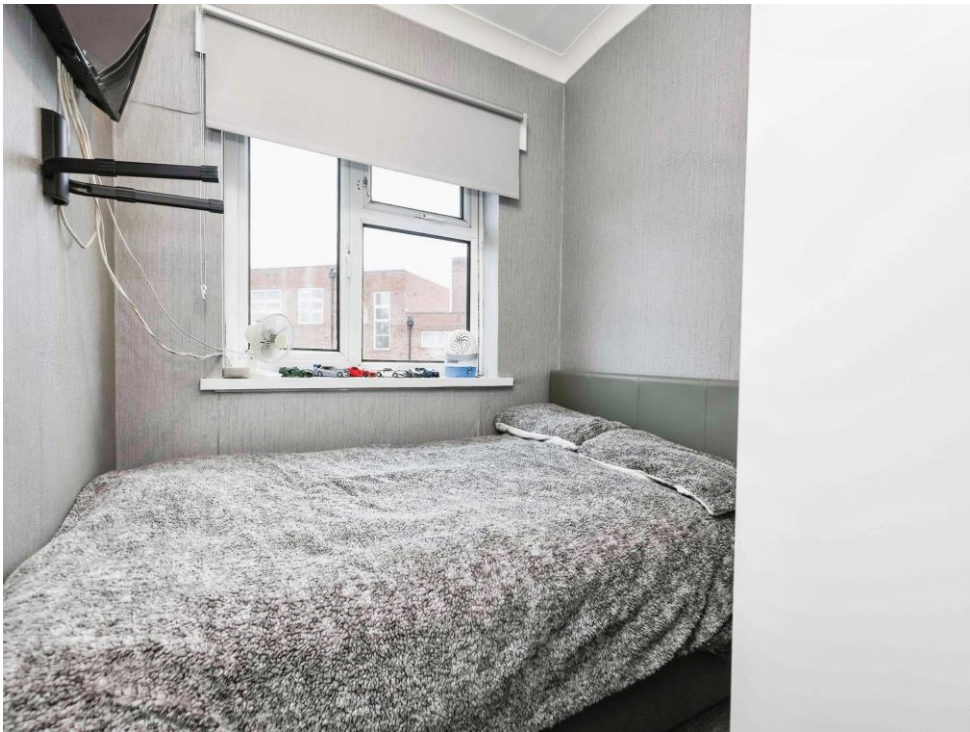
7' 9" x 6' 9" (2.36m x 2.06m)

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

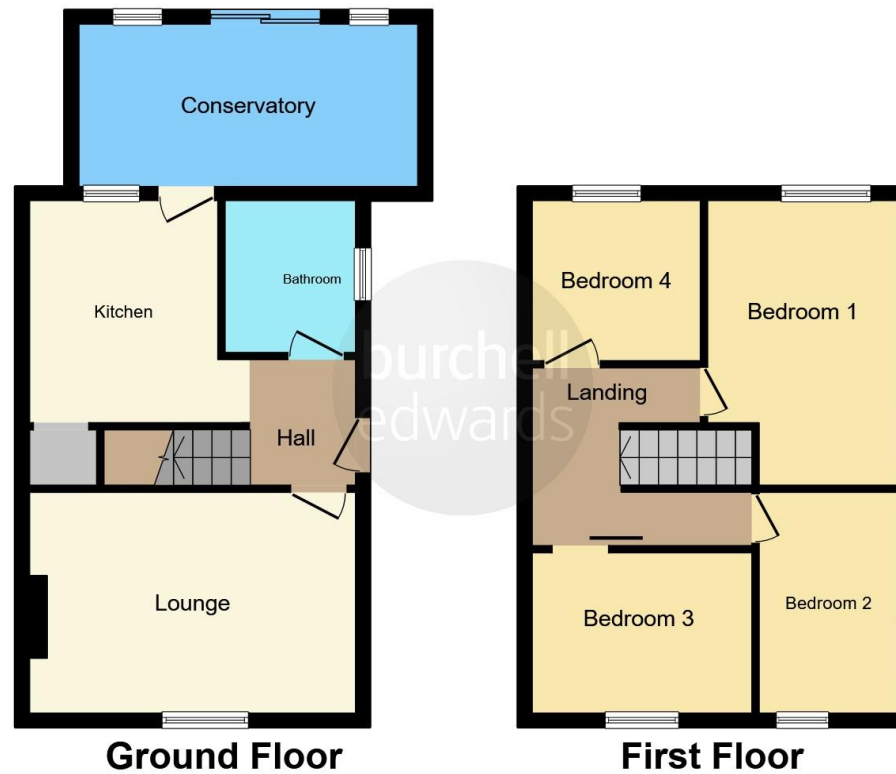
Bathroom

Double glazed window to side elevation, W.C, wash hand basin, electric shower over bath 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/SHL210416



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: SHL210416 - 0006