



Malmesbury Road, Birmingham

**burchell**  
edwards





## Property Description

This is a lovely THREE BEDROOM mid terraced property. Situated in the perfect location for transport routes in to BIRMINGHAM CITY CENTRE, close to local shops and amenities this is a great FIRST TIME BUY or BUY TO LET! Ready to move into. Don't miss out on this fantastic opportunity! Call now to arrange a viewing of this lovely property on Malmesbury Road in Small Heath. CALL NOW ON 0121 742 1725!!!

## Lounge

11' 3" next to bay x 11' 9" ( 3.43m next to bay x 3.58m )

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

## Dining Room

12' 1" x 11' 3" ( 3.68m x 3.43m )

Double glazed window to rear elevation and central heating radiator.

## Kitchen

14' 4" x 6' 11" ( 4.37m x 2.11m )

Double glazed window to side elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas stove, electric oven and tiling to splash prone areas.

## Utility Room

Tiled flooring and central heating boiler.



## Landing

Double glazed window, loft access and central heating radiator.

## Bedroom One

11' 3" x 11' 4" ( 3.43m x 3.45m )

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

## Bedroom Two

12' 8" x 8' 4" ( 3.86m x 2.54m )

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

## Bedroom Three

10' x 6' 11" ( 3.05m x 2.11m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, extractor, central heating radiator, tiling to floor and tiling to walls.













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](http://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/SHL210482](http://burchelledwards.co.uk/Property/SHL210482)**



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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