



Eaton Wood Drive, Birmingham





Property Description

NO CHAIN!!! This three bedroom bedroom mid terraced property is just perfect for a first time buyer or an investor. Close to local schools, amenities and transport link such as the A45 with moterway inks, birmingham airport and trainstation and local bus routes. Call now on 0121 742 1725 to view before its too late.

Entrance Hallway

Single glazed wooden door to front elevation and central heating radiator.

Lounge

15' 2" max x 16' 4" max (4.62m max x 4.98m max)
Double glazed window to front elevation and two central heating radiators.

Dining Room

8' 1" x 9' 6" (2.46m x 2.90m)
Double glazed sliding doors to rear elevation and central heating radiator.

Kitchen

9' 4" x 6' 9" (2.84m x 2.06m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, double electric oven, cooker hood and tiling to splash prone areas.

Landing

Loft access via hatch and storage.

Bedroom One

13' 9" x 8' 9" (4.19m x 2.67m)

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

Bedroom Two

12' 9" x 7' 8" (3.89m x 2.34m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

7' 3" x 9' 9" (2.21m x 2.97m)

Double glazed window to rear elevation and central heating radiator.

Shower Room

Double glazed window to front elevation, shower cubicle with electric shower, W.C, wash hand basin, extractor fan, heated towel rail and tiling to walls.

Ground Floor W.C

Double glazed window to front elevation, W.C, wash hand basin, space and plumbing for wahing machine.

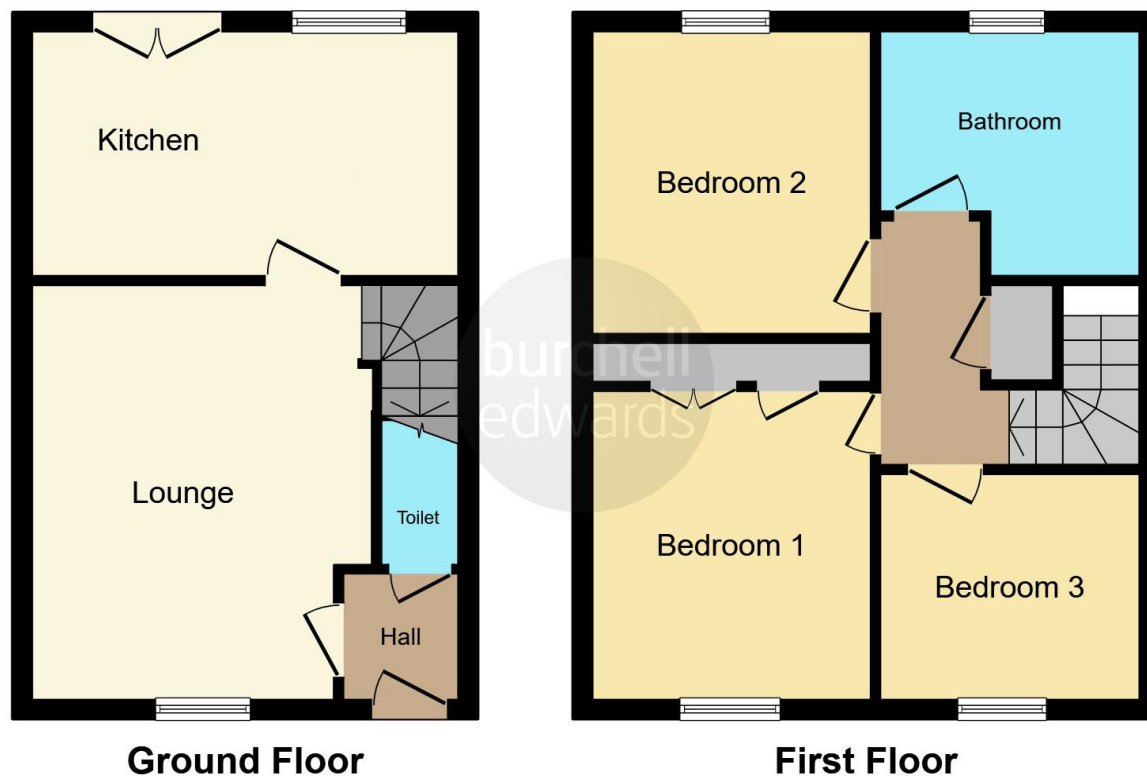
Rear Garden

Decked area, artificial lawn and fencing to all boundaries.









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 Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210736



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: SHL210736 - 0014