



Horrell Road, Birmingham







## Property Description

Traditional style extended three bedroom semi detached property, in need of some modernisation. Accommodation comprises entrance porch, entrance hallway, lounge, kitchen, utility and lean to. First floor there are three bedrooms and family bathroom. Property further benefits from double glazing, gas central heating, off road parking, side garage, workshop and no upward chain.

## Entrance Hallway

Door to front elevation, central heating radiator and stairs to first floor accommodation.

## Lounge

25' 7" into bay x 10' 7" max ( 7.80m into bay x 3.23m max )

Double glazed bay window to front elevation, sliding doors to rear elevation, two central heating radiators and electric fire.

## Kitchen

9' 4" x 7' 2" ( 2.84m x 2.18m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas oven, tiling to splash prone areas, central heating radiator and central heating boiler.

## Utility Room

19' 7" x 6' 4" ( 5.97m x 1.93m )

Doors to front and rear elevations and plastic roof.

## Landing

Double glazed window to side elevation and loft access via hatch.

## Bedroom One

14' 10" into bay x 10' 8" max ( 4.52m into bay x 3.25m max )

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

## Bedroom Two

11' 10" max x 9' to wardrobes ( 3.61m max x 2.74m to wardrobes )

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

## Bedroom Three

6' 10" x 5' 6" ( 2.08m x 1.68m )

Double glazed window to front elevation.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, central heating radiator, tiling to walls, water tank and storage.

## Rear Garden

Stoned area, plants shrubs and bushes to boundaries.

## Front Garden

Sloped driveway providing off road parking, hedges and walls to frontage.













**Ground Floor**



**First Floor**

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

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/SHL210521](http://burchelledwards.co.uk/Property/SHL210521)



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHL210521 - 0003