



Fallindale Road, Birmingham







## Property Description

A traditional style three bedroom semi detached property. in a sought after location. Accommodation comprises entrance hallway, lounge, dining room, kitchen, and guest WC. First floor has three bedrooms and family bathroom. Property further benefits from double glazing, gas central heating, off road parking, rear garden and rear workshop with front access, This property has so much potential, so viewings are a must.

## Lounge

15' 2" x 12' 2" ( 4.62m x 3.71m )

Double glazed window to front elevation, central heating radiator.

## Dining Room

10' 4" x 8' 6" ( 3.15m x 2.59m )

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

## Kitchen

11' 7" x 8' 6" ( 3.53m x 2.59m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances.



## Landing

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

## Bedroom One

13' 3" x 12' 2" ( 4.04m x 3.71m )

Double glazed window to front elevation, central heating radiator.

## Bedroom Two

13' 3" x 8' 4" ( 4.04m x 2.54m )

Double glazed window to rear elevation, central heating radiator and storage cupboard housing central heating boiler.

## Bedroom Three

8' 9" x 6' 9" ( 2.67m x 2.06m )

Double glazed window to front elevation, central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, tiling to walls.

## Lean-To

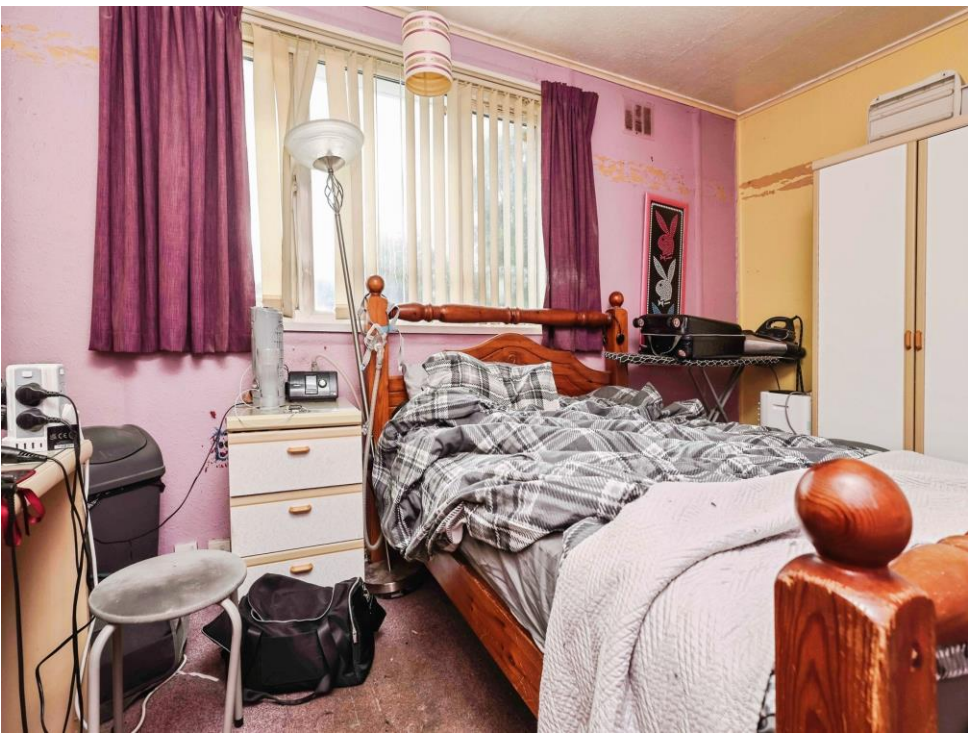
W.C.

## Rear Garden

Side access to frontage, outside storage shed and access to garage.













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: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/SHL211036](http://burchelledwards.co.uk/Property/SHL211036)



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: SHL211036 - 0005