



Horse Shoes Lane, Birmingham

burchell
edwards



Property Description

RECENTY REFURBISHED!!! This is WELL PRESENTED and just ready to move into DETACHED BUNGALOW! Having 2 Bedrooms MODERN KITCHEN & BATHROOM and an ENSUITE to the master bedroom this will not disappoint! On one of the most POPULAR roads in SHELDON this will not be around long so CALL NOW! 0121 742 1725!!

Approach

Block paved driveway providing off road parking.

Reception Porch

Double glazed door and window to front elevation, double glazed window to side elevation and tiled floor.

Entrance Hallway

Central heating radiator and stairs to first floor.

Lounge

14' 1" x 17' 2" into bay (4.29m x 5.23m into bay)
Double glazed bay window to front elevation, two double glazed windows to side elevation, electric fire and two central heating radiators.

Guest W.C

Low level flush WC, wash hand basin, extractor fan, tiling to walls and floor and central heating radiator.

Kitchen

14' 1" x 13' 5" (4.29m x 4.09m)
Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven, gas hob, extractor hood, tiled to splash prone areas and floor, island and central heating radiator.

Utility Room

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window and door to rear elevation, base units with work surface over incorporating a sink with drainer, boiler, space and connections for a washing machine and tiled floor.

Landing

Double glazed window to rear elevation and doors off to:

Bedroom One

15' 3" x 10' 4" (4.65m x 3.15m)

Double glazed window to front elevation and central heating radiator.

En-Suite

Double glazed window to rear elevation, low level flush WC, shower cubicle, wash hand basin, extractor fan, tiling to walls and central heating radiator.

Bedroom Two

14' 5" x 12' 7" (4.39m x 3.84m)

Some restricted head height.

Double glazed skylight to side elevation and central heating radiator.

Bathroom

Low level flush WC, wash hand basin, bath, extractor fan and central heating radiator.

Garden

Paved patio area, lawn, gated side access and fence to 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

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210430



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