



Stanton Grove, BIRMINGHAM

burchell  
edwards





## Property Description

KITCHEN is really the heart of the HOME! And this one ticks all the boxes! This sociable layout is ideal for families and those who like to entertain. This fantastic EXTENDED three bedroom semi detached is in a great Location!! Off Road parking and a Large BEAUTIFUL garden this does not disappoint! CALL NOW ON 0121 742 1725 BEFORE ITS TOO LATE!!!!

## Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

## Lounge

Double glazed French doors to rear elevation and central heating radiator.

## Dining Room

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

## Kitchen

Two double glazed windows and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted hob and oven, integrated dishwasher, central island, central heating radiator and tiled flooring.



## Landing

Double glazed window to side elevation and loft access with ladders.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

Double glazed window to front elevation and central heating radiator.

## Bathroom

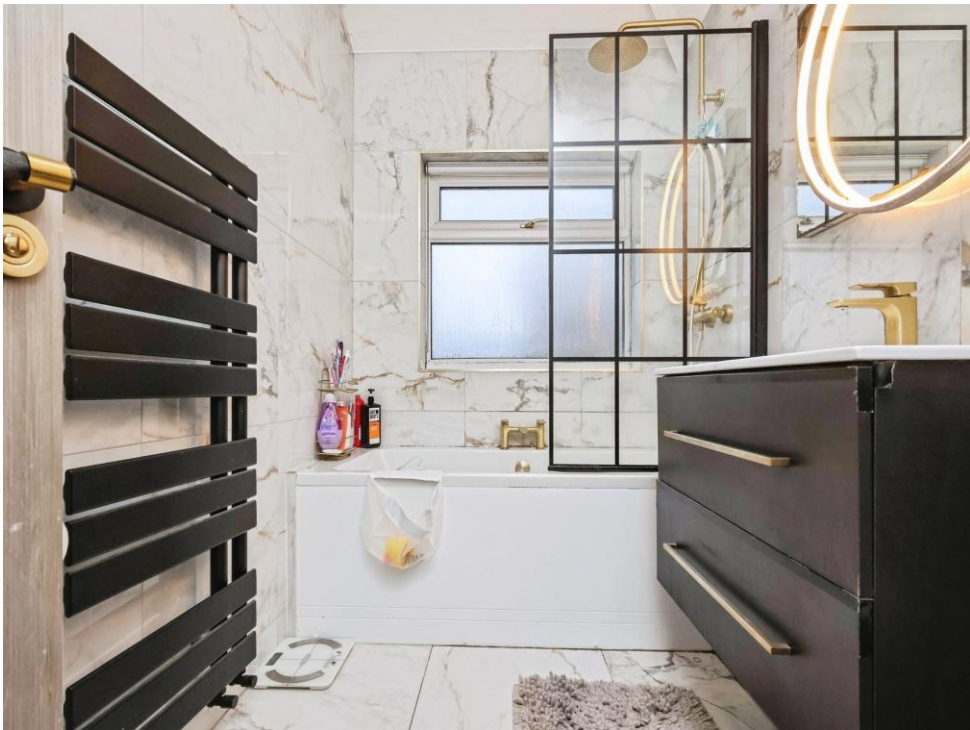
Double glazed window to rear elevation, W.C, wash hand basin, bath central heating radiator, extractor, tiling to walls and tiled flooring.

## Rear Garden

Lawned area, decked area. security lighting, outside tap, outside sockets, storage shed and fencing to all boundaries.

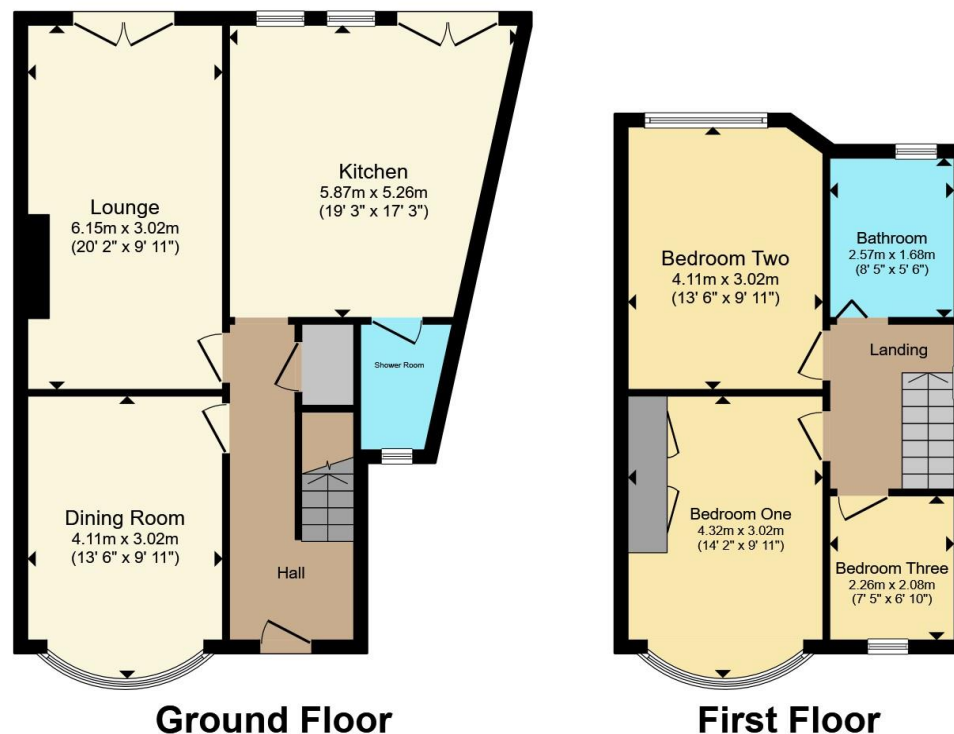












Total floor area 101.3 m<sup>2</sup> (1,091 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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: C

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/SHL211315](http://burchelledwards.co.uk/Property/SHL211315)



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: SHL211315 - 0002