



Mardon Road, BIRMINGHAM

burchell
edwards



Property Description

THREE DOUBLE BEDROOMS! ONE WORD - STUNNING! If you are looking for a SPECIAL PROPERTY, then look no further than this beautifully EXTENDED traditional semi. This family residence is a MUST VIEW to appreciate the size and the beautiful condition it offers. Not only does this property ooze QUALITY but it is also nestled in one of Sheldon's most sought after roads and is within easy reach of Solihull. Call now to view on 0121 742 1725.

Entrance Hallway

Double glazed door and window to front elevation, double glazed window to side elevation, under stairs storage and central heating radiator.

Lounge Area

20' 3" plus bay x 9' 10" max (6.17m plus bay x 3.00m max)
Double glazed bay window to front elevation and central heating radiator.

Kitchen/ Living Area

15' 7" x 21' 7" (4.75m x 6.58m)
Double glazed bi fold doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, central heating boiler, dishwasher, fridge freezer, tiling to splash prone areas and two central heating radiators.

Utility Room

Space and plumbing for washing machine.

Landing

Loft access with drop down ladders.

Bedroom One

13' 4" max x 13' 2" max (4.06m max x 4.01m max)
L shaped room. Two double glazed windows to front elevation and central heating radiator.

En-Suite

Shower cubicle with rainfall shower, W.C, wash hand basin, extractor, spotlights, heated towel rail, tiling to walls and tiled flooring.

Bedroom Two

11' 4" x 9' 10" (3.45m x 3.00m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

12' 5" into bay x 9' 8" max (3.78m into bay x 2.95m max)
Double glazed bay window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle with rainfall shower, heated towel rail, extractor, tiling to walls and tiled flooring.

Ground Floor W.C

W.C ,wash hand basin and extractor.

Loft Space

Two double glazed velux windows.

Rear Garden

Porcelain tiled patio, artificial lawn, storage shed, outside tap and sockets.

Storage Shed

Power and lighting.









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: Awaited

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL209937



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