



Purefoy Road, Birmingham

**burchell**  
edwards





## Property Description

Charming 2-bed property with contemporary updates, featuring two reception rooms, spacious bedrooms, and an upstairs bathroom. Boasting a rear garden, parking, and the potential for a seamless conversion to a 3-bedroom layout. Ideal for families with excellent local schools and convenient transport links. A home with both comfort and expansion possibilities.

## Front Garden

Driveway with off road parking.

## Entrance Porch

Double glazed double doors and window to front elevation.

## Entrance Hallway

Central heating radiator.

## Lounge

18' 8" including bay x 12' 2" ( 5.69m including bay x 3.71m )

Double glazed bay window to front elevation, fireplace, wood laminate flooring and central heating radiator.

## Dining Room

15' 5" x 10' 10" ( 4.70m x 3.30m )

Laminate flooring, central heating radiator and sliding door through to:

## Kitchen

15' 5" x 10' 6" ( 4.70m x 3.20m )

Double glazed skylight, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring and tiled walls.



## Bedroom One

17' 9" x 11' 2" ( 5.41m x 3.40m )

Double glazed window to front elevation, central heating radiator, carpet and storage cupboard.

## Bedroom Two

13' 9" x 9' 6" ( 4.19m x 2.90m )

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

## Bathroom

Double glazed window, bath with shower over, wash hand basin, W.C, tiled walls and flooring.

## Rear Garden

paved patio, lawn and shed.

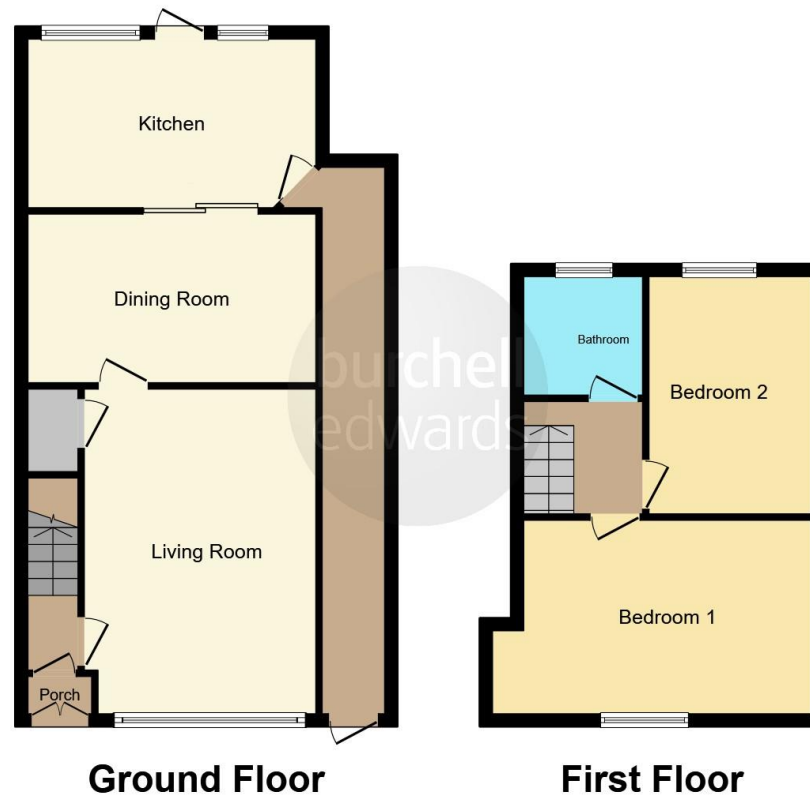












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**EPC Rating: C**

Tenure: Freehold

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