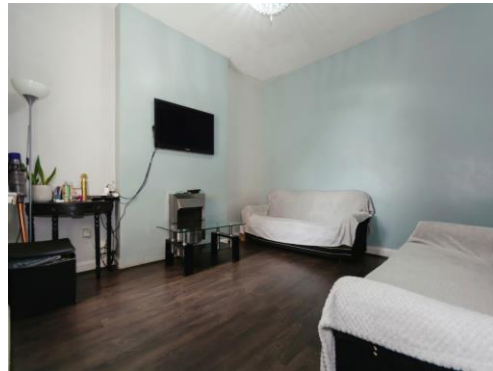




Medlicott Road, Birmingham

burchell  
edwards



## Property Description

Three-bedroom end terraced property situated within walking distance to shops and local mosques. Public transport is just a stone's throw away allowing easy access to Birmingham city centre. This family home would make the ideal first home or buy to let opportunity.

## Entrance Hallway

Central heating radiator, stairs to first floor accommodation and doors off to:

## Lounge

13' 9" x 11' 11" ( 4.19m x 3.63m )  
Double glazed bay window to front elevation and central heating radiator.

## Dining Room

12' 2" x 12' 2" ( 3.71m x 3.71m )  
Double glazed window to rear elevation, electric wall mounted fire, central heating radiator and storage under stairs.

## Kitchen

15' 2" x 8' ( 4.62m x 2.44m )  
Two double glazed windows to side elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine and central heating boiler.

## Landing

Central heating radiator, storage cupboard and loft access via hatch.

## Bedroom One

11' 4" x 15' 6" ( 3.45m x 4.72m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

7' 10" x 9' 7" ( 2.39m x 2.92m )

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

## Bedroom Three

15' 7" x 8' ( 4.75m x 2.44m )

Double glazed window to rear elevation and central heating radiator.

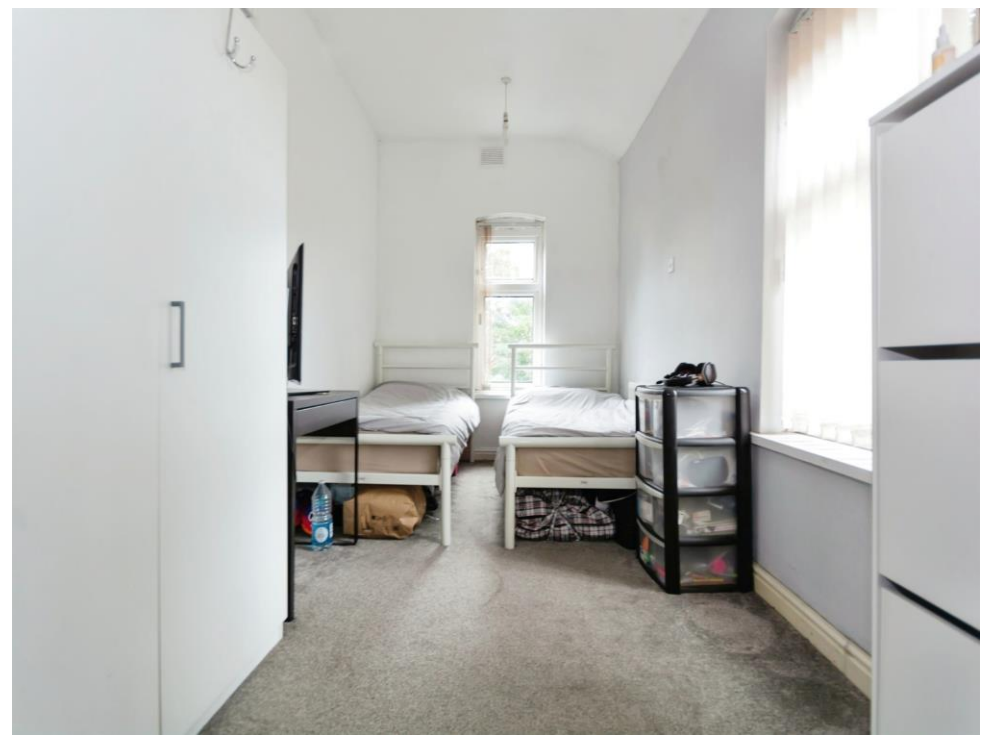
## Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin, bath with electric shower over, tiling to walls, heated towel rail and extractor.

## Rear Garden

Slabbed patio area, access to side, outside storage, outside W.C and fencing to all 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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

**EPC Rating: D**

Tenure: Freehold

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