



Lyons Grove, Birmingham





## Property Description

This three-bedroom semi-detached property with an integrated garage offers an excellent opportunity for those looking to put their own stamp on a home. Featuring a spacious kitchen, a light-filled living room diner, and three well-proportioned bedrooms, this house is perfect for a growing family. While the property is in need of modernisation, it provides a solid foundation for creating a contemporary living space. With its desirable layout and great potential, this home is a fantastic project for buyers looking to add value and style.

## Entrance Porch

Double glazed door to front elevation and double glazed windows to front and side elevations.

## Entrance Hallway

Double glazed obscure door and window to front elevation.

## Living Room Diner

16' 7" x 15' 9" max ( 5.05m x 4.80m max )  
L shaped room. Double glazed window and French doors to rear elevation.

## Kitchen

8' 7" x 6' 3" ( 2.62m x 1.91m )  
Double glazed obscure door to side elevation, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and storage cupboard.

## Landing

Double glazed obscure window to side elevation.

## Bedroom One

15' 11" x 10' 1" ( 4.85m x 3.07m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

10' 10" x 9' ( 3.30m x 2.74m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

9' 1" x 6' 5" ( 2.77m x 1.96m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed obscure window to rear elevation, bath with shower over, wash hand basin and central heating boiler.

## W.C

Double glazed window to side elevation, W.C, wash hand basin and tiling to splash prone areas.

## Front Garden

Block paved driveway providing off road parking.

## Rear Garden

Block paved garden with lawn area.

## Garage

Up and over door.







To view this property please contact Burchell Edwards on

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**EPC Rating: C**

Tenure: Freehold

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