



Fox Crescent Fernley Road
Birmingham

**burchell
edwards**

Fox Crescent Fernley Road Birmingham B11 3NN

for sale
£165,000



Property Description

Welcome to this two-bedroom terraced property tucked nicely away in the vibrant area of Sparkbrook, Birmingham - not far from the Stratford Road which is well known for its many shops, restaurants and community.

This charming property comprises of two private reception rooms of similar proportion with bay window to front reception room, kitchen with wall and base units, utility area that also provides access to the rear garden and family bathroom featuring bath with mixer shower, W.B and W.C.

Upstairs in this family home you will find two large double bedrooms that are naturally adorned with light - illuminating both spaces.

The rear garden is slabbed and elevated at the rear which also provides convenient access to an ally that serves the eleven houses in fox crescent while the front of the property features a decent sized front yard which is slabbed and provides a nice space for entertaining friends, family and neighbours.

Entrance Hallway

Door to front elevation and under stairs storage.

Lounge

13' 3" into bay x 11' 10" into recess (4.04m into bay x 3.61m into recess)

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

Reception Room

11' 9" into recess x 11' 4" (3.58m into recess x 3.45m)

Double glazed window to rear elevation, central heating radiator and capped fire place.

Kitchen

10' 6" max x 5' 6" max (3.20m max x 1.68m max)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas

cooker, space for appliances.

Utility Room

6' 3" x 2' 8" (1.91m x 0.81m)

Door to garden and central heating boiler housed.

Bedroom One

11' 4" max x 12' 2" into recess (3.45m max x 3.71m into recess)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

11' 6" max x 12' 2" into recess (3.51m max x 3.71m into recess)

Double glazed window to rear elevation, central heating radiator and loft access via hatch.

Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin, bath, shower and central heating radiator.

Rear Garden

Slabbed garden with gated rear access.









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

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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Property Ref: SHI208247 - 0006