



Moxhull Road  
Birmingham





### Property Description

Burchell Edwards are delighted to present this extended three bedroom Semi detached, ideal for families that want to make a house a home.

On the ground floor you benefit from two reception rooms, the second of which is well extended and an extended modern kitchen which opens out to a lovely family garden

Upstairs you have your traditional three bedrooms and family bathroom.

All rooms are spacious throughout with high ceilings giving a fabulous sense of space and offering plenty of natural light.

Located within a great community setting with its local schools, amenities and public transport links. Making it a great family location.

### Entrance Porch

Double glazed window and door to front elevation.

### Entrance Hallway

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

### Lounge

23' 2" x 10' 11" max ( 7.06m x 3.33m max )  
Double glazed patio doors to rear elevation, central heating radiator and laminate flooring.

### Dining Room

15' 7" into bay x 11' 11" into chimney recess ( 4.75m into bay x 3.63m into chimney recess )  
Double glazed bay window to front elevation, central heating radiator and carpet.

### Kitchen

19' 3" x 7' 5" ( 5.87m x 2.26m )

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric double oven, gas hob, cooker hood, central heating radiator, space and plumbing for dishwasher, washing machine, central heating radiator, laminate flooring and tiling to splash prone areas.

### Landing

Double glazed window to side elevation, loft access via hatch and carpet.

### Bedroom One

16' 4" into bay x 10' 10" ( 4.98m into bay x 3.30m )  
Double glazed bay window to front elevation, central heating radiator and laminate flooring.

### Bedroom Two

12' 6" x 9' 8" ( 3.81m x 2.95m )  
Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

### Bedroom Three

9' 3" into door recess x 7' max ( 2.82m into door recess x 2.13m max )  
Double glazed window to front elevation and laminate flooring.

### Bathroom

Double glazed window to rear elevation, wash hand basin with vanity unit, shower over bath, laminate flooring and tiling to walls.

### Separate W.C

Double glazed window to side elevation, W.C, and laminate flooring.

### Ground Floor W.C

Double glazed window side elevation, W.C and laminate flooring.

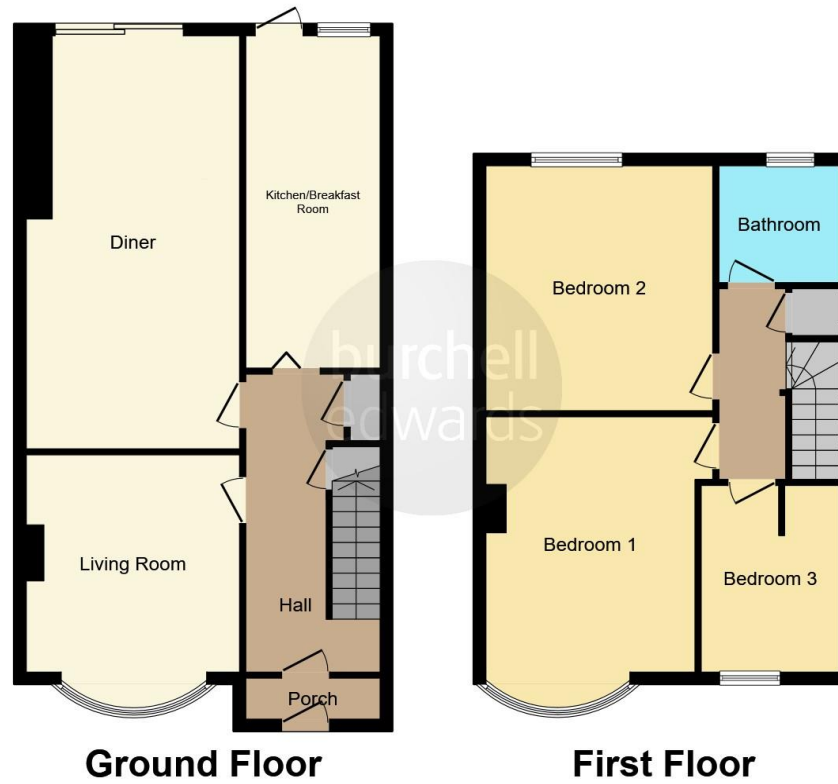
## Rear Garden

Paved patio, laid to lawn, summer house, storage shed and side access to frontage.









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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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