



East Meadway, Birmingham





## Property Description

Burchell Edwards are delighted to offer this beautifully presented three bedroom mid-terrace property, conveniently located in the tile cross area of Birmingham (B33).

The property in brief compromises an entrance porch, hallway, lounge, an extended kitchen diner, utility with guest WC and a well-maintained private rear garden- perfect for entertaining and enjoying the sun. To the first floor there are three bedrooms, two of which are doubles and a four-piece family bathroom.

Upon arrival you will discover off-road parking by-way-of a driveway and the internal is very spacious, carrying a beautiful natural light throughout.

Locality of this property is key as it falls within fantastic catchment area for schools and nearby many local shops/amenities and eateries. Commuters will be well aided by the frequent public transport services, not to mention the easy accessibility to the M6 motorway.

With the additional benefit of double glazing throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

## Agents Note

The property is of non-standard construction. We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

### Entrance Porch

Double glazed surround and tiled flooring.

### Entrance Hallway

Central heating radiator, laminate flooring, stairs to first floor accommodation, under stairs storage and cupboard housing meters.

### Lounge

15' 3" x 11' 5" max into door recess ( 4.65m x 3.48m max into door recess )

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

### Dining Room

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

Double glazed French doors to rear elevation, two double glazed windows to side elevation, spotlights, central heating radiator and laminate flooring.

## W.C

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

## Kitchen

10' 4" max x 17' 10" max ( 3.15m max x 5.44m max )

Door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring electric hob with extractor, laminate flooring, central heating radiator, spotlights, tiling to splash prone areas and integrated dishwasher.

## Utility Room

26' 10" max x 4' 2" max ( 8.18m max x 1.27m max )

Doors to front and rear elevations, double glazed window to rear elevation, tiled flooring, spotlights, verticle wall radiator, wall and base storage units, space and plumbing for washing machine.

## Landing

Loft access via hatch, airing cupboard and carpet.

## Bedroom One

13' 4" max into door recess x 14' 8" ( 4.06m max into door recess x 4.47m )

Two double glazed windows to front elevation, central heating radiator, laminate flooring and storage cupboard.

## Bedroom Two

12' 3" x 11' 5" max into door recess ( 3.73m x 3.48m max into door recess )

Double glazed window to rear elevation, laminate flooring, central heating radiator and storage cupboard housing central heating boiler.

## Bedroom Three

13' 3" x 7' 6" max ( 4.04m x 2.29m max )

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

## Bathroom

Two double glazed windows to rear elevation, W.C, wash hand basin, bath, shower cubicle, central heating radiator, heated towel rail, spotlights, tiling to walls and tiled flooring.

## Front Garden

Block paved driveway providing off road parking.

## Rear Garden

Patio area, lawned area, decked area, outside tap, storage shed, trees and shrubs, 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

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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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