

Property details approval form

46 Circular Road, Birmingham, West Midlands, England, B27 7DB

Date: 08 April 2026

Property Ref and Version: SHI209101 - 0002

Selling your home with us!

The logo for Burchell Edwards is a circular emblem with a green-to-blue gradient. The text 'burchell edwards' is written in a white, lowercase, sans-serif font across the center of the circle.

burchell
edwards

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£220,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > TWO BEDROOMS
- > LIVING ROOM
- > KITCHEN
- > UPSTAIRS BATHROOM
- > REAR GARDEN
- > CLOSE TO SPRING ROAD STATION

○ Short Description

This charming two-bedroom home in the desirable B27 postcode is just a mile from Spring Road station, offering direct access to Birmingham City Centre in three stops. Perfect for commuters, it combines convenience with a vibrant local community.

○ Long Description

Nestled in the highly sought-after B27 postcode, this charming two-bedroom property offers the perfect blend of comfort and convenience. Located within a mile of Spring Road train station, you'll enjoy effortless access to Birmingham City Centre in just three stops. Ideal for commuters and first-time buyers alike, this home is not only well-connected but also situated in a vibrant community with excellent local amenities. Don't miss the opportunity to make this delightful property your new home!

○ Directions

○ Agent Note

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○ Room Description

Lounge

Double glazed window to front elevation, under stairs storage and gas fire with surround.

Kitchen

Two double glazed windows to rear elevation, stable door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit and central heating radiator.

Landing

Loft access, storage cupboard and all doors off to:

Bedroom One

Double glazed window to front elevation, central heating radiator and walk in storage.

Bedroom Two

Double glazed window to rear elevation.

Bathroom

Obscure double glazed window to rear elevation, W.C, wash hand basin and shower.

Rear Garden

Slabbed patio, feature wall, outside tap and gated side access to frontage.

Front Garden

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○ Property Images



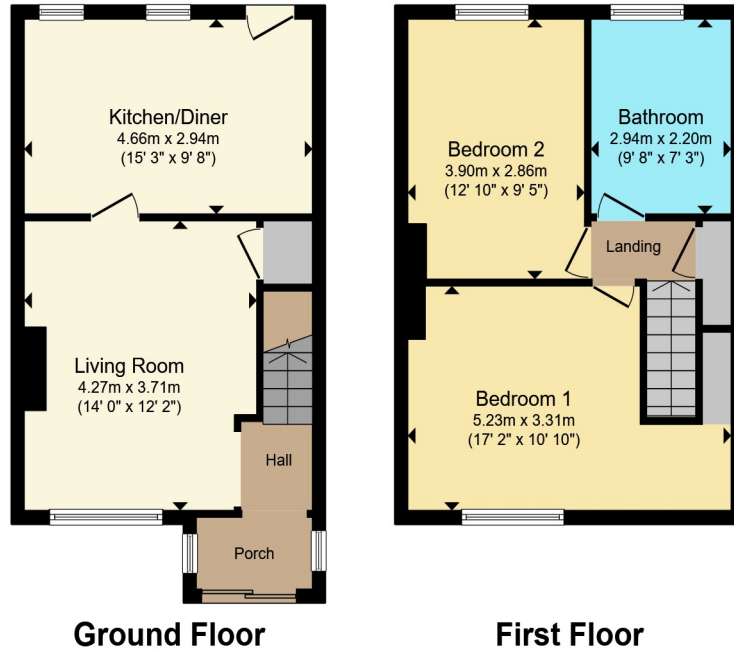
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○ Floor Plan



Total floor area 75.5 m² (813 sq.ft.) approx

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.propertybox.io



○ Approval

Signature

Date

	Signature	Date
Louise Brockbank		
Mr M. Davinder		