



Meriden Drive
Birmingham

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Property Description

Burchell Edwards are delighted to offer this extended three bedroom semi-detached family home situated in the Kingshurst area of Birmingham (B37).

The accommodation comprises of an entrance porch, hallway, through lounge, kitchen, utility area, three bedrooms and a modern family bathroom.

Outside, the property benefits from a mature rear garden as well as ample off-road parking by-way-of a driveway and garage.

Located within close proximity of many local shops and amenities and superb transport links making an easy commute into Birmingham and Solihull Town Centres.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

Entrance Porch

Double glazed surround, central heating boiler housed and carpet flooring.

Entrance Hallway

Carpet flooring, central heating radiator, under stairs storage and stairs to first floor accommodation.

Through Lounge

29' 4" max into bay x 12' 3" max into recess (8.94m max into bay x 3.73m max into recess)

Double glazed bay window to front elevation, double glazed sliding patio doors to rear elevation, central heating radiator, carpet and two electric fire places.

Kitchen

10' 10" max x 7' 4" (3.30m max x 2.24m)
Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas, tiled flooring,

space for appliances, space and plumbing for dishwasher, door into utility room.

Utility Room

8' 3" max x 8' 4" max (2.51m max x 2.54m max)
Double glazed patio door to rear elevation, two double glazed windows to side elevation, tiled flooring, central heating radiator, space and plumbing for washing machine.

Landing

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

Bedroom One

12' 4" x 11' 6" max (3.76m x 3.51m max)
Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

12' 3" not into bay x 11' 6" max (3.73m not into bay x 3.51m max)
Double glazed bay window to front elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Three

9' 4" x 7' 6" (2.84m x 2.29m)
Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobes.

Separate W.C

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

Bathroom

Double glazed window to rear elevation, wash hand basin, corner shower cubicle, heated towel rail and wall unit.

Front Garden

Paved driveway providing off road parking.

Rear Garden

Patio area, laid to lawn, timber storage shed with water tight foundations, outside tap, fencing to all boundaries and access to garage at rear.









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

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210834



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