



Farrington Road
Birmingham

burchell
edwards

Farrington Road Birmingham B23 7HT

for sale offers in excess of
£240,000



Property Description

Situated within a well-established residential setting, this traditional three-bedroom semi-detached home offers spacious accommodation across two floors and presents an excellent opportunity for buyers looking to personalise and add value.

The ground floor comprises a welcoming porch and entrance hall leading into a front lounge with bay window, allowing natural light to fill the room and create a bright reception space. To the rear, a separate dining room provides additional living or entertaining space and overlooks the garden. The kitchen is positioned to the side, fitted with a range of wall and base units and offering direct access to the rear garden.

To the first floor, there are three bedrooms, including two well-proportioned doubles and a third bedroom suitable for a child's room, study or home office. The family bathroom is centrally positioned off the landing. Externally, the property benefits from a front garden and a private rear garden offering generous outdoor space with scope for landscaping or extension, subject to the necessary permissions.

Porch

Enclosed entrance porch leading into:

Entrance Hall

With staircase rising to the first floor and access to ground floor rooms.

Lounge

A bright front reception room with bay window and feature fireplace.

Dining Room

Positioned to the rear, providing an ideal dining or second sitting room with garden outlook.

Kitchen

Fitted with a range of wall and base units, work surfaces and space for appliances, with access to the rear garden.

Bedroom One

A spacious double bedroom positioned to the front with bay window.

Bedroom Two

A further double bedroom overlooking the rear garden.

Bedroom Three

A comfortable third bedroom suitable for a variety of uses.

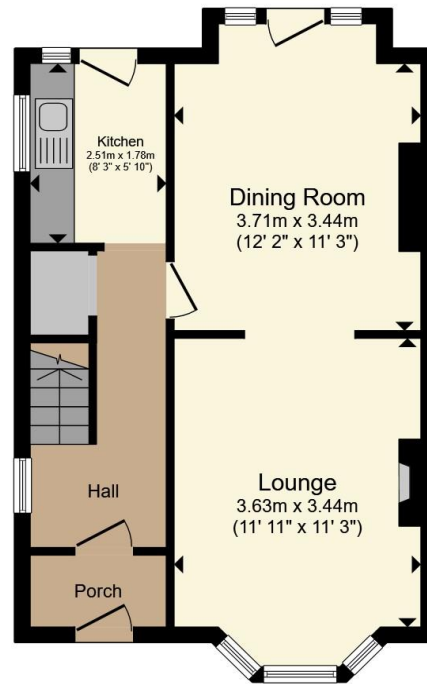
Bathroom

Comprising bath with shower over, wash hand basin and WC.

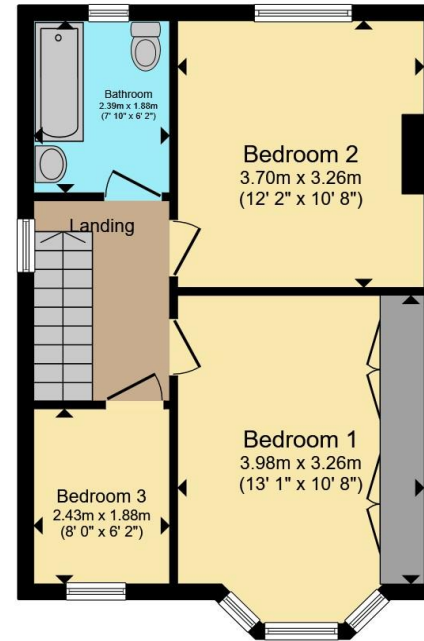








Ground Floor



First Floor

Total floor area 85.7 m² (922 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



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/ERD207824



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Property Ref: ERD207824 - 0009