

for sale

offers in excess of **£300,000** Freehold



Canterbury Close Birmingham B23 7QL

This extremely modern and spacious townhouse in a residential close offers a fantastic family home! Over three floors with multiple bedrooms, bathrooms, and reception rooms, along with a driveway, garden, and outhouse, early viewing is highly recommended to appreciate what this property has to offer.



Property Details

Downstairs Wc

Convenient ground-floor WC with wash hand basin.

Lounge

A bright and comfortable reception room positioned to the front of the property, offering an ideal space for relaxation and everyday family living.

Breakfast Kitchen

An impressive open-plan breakfast kitchen fitted with a range of wall and base units, complementary work surfaces and space for appliances. Generous proportions allow ample room for dining and entertaining, with doors leading out to the rear garden.

First Floor Landing

Providing access to the living room, bedroom two, shower room and staircase to the second floor.

Living Room

A spacious reception room enjoying an abundance of natural light, creating a versatile space suitable for family gatherings, entertaining or a home-media room.

Bedroom Two

A well-proportioned double bedroom overlooking the rear aspect.

Shower Room

Modern suite comprising a shower enclosure, wash hand basin and low-level WC.

Second Floor Landing

Providing access to two further bedrooms

Bedroom One With En-Suite

A generous principal bedroom benefiting from fitted storage and access to a private en-suite, creating an excellent main bedroom.

Bedroom Three

A further spacious double bedroom.

Driveway

Rear Garden

A generous rear garden designed for outdoor enjoyment, featuring a versatile outbuilding.





To view this property please contact Burchell Edwards on

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BIRMINGHAM B23 6BJ

Property Ref: ERD208305 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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