



Partridge Close, BIRMINGHAM

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## Property Description

Burchell Edwards are delighted to offer this well presented three bedroom Semi-detached, situated in the B37 area of Birmingham.

The property has a private driveway and side garage, and in brief comprises an porch, spacious lounge, kitchen/diner, conservatory, utility, three bedrooms and a family bathroom.

Superb locality offers an easy commute into Birmingham City Centre and is surrounded by a variety of local shops, amenities and school catchments.

The internal is spacious and carries a beautiful natural light throughout. Additional benefits also include double glazing and gas central heating throughout.

Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Porch

Double glazed window to front elevation, door to side elevation, laminate flooring and spotlights.

## Lounge

Double glazed window to front elevation, two central heating radiators, laminate flooring and stairs to first floor accommodation.

## Kitchen

Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, spotlights, central heating radiator, tiling to splash prone areas, plumbing for washing machine.

## Utility Room

Open plan to kitchen, plumbing for washing machine, access to garage and conservatory, laminate flooring.

## Conservatory

Double glazed window and door to rear elevation and laminate flooring.

## Landing

Double glazed window to side elevation, central heating radiator, carpet, loft access and storage cupboard.

## Bedroom One

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

## Bedroom Two

Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Three

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, spotlights, fully tiled and heated towel rail.

## Front Garden

Block paved driveway providing off road parking,

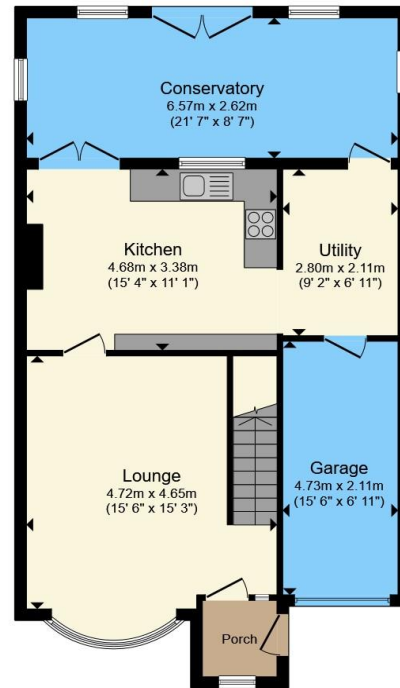
## Rear Garden

Patio and artificial lawn.

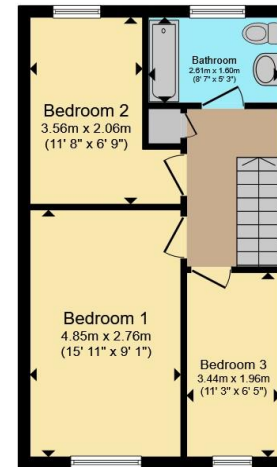








**Ground Floor**



**First Floor**

Total floor area 114.5 m<sup>2</sup> (1,233 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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