



Osborne Road South
Birmingham

burchell
edwards

Osborne Road South Birmingham B23 6TT

for sale offers in excess of
£170,000



Property Description

Burchell Edwards are delighted to offer this charming two-bedroom semi-detached property situated on the popular Osborne Road South, Erdington. Offered with no upward chain, this spacious home provides an excellent opportunity for first-time buyers, investors or those looking to downsize whilst remaining close to a wealth of local amenities and transport links.

The accommodation is thoughtfully arranged and benefits from two generous reception rooms, creating versatile living and dining spaces ideal for both everyday family life and entertaining guests. The fitted kitchen is located to the rear of the property and provides access to the garden, whilst upstairs offers two well-proportioned double bedrooms and a family bathroom.

Conveniently located within walking distance of Erdington High Street, the property enjoys excellent access to shops, schools, bus routes and road networks. Further benefits include gas central heating, a private rear garden and freehold tenure, making this an attractive and practical home in a sought-after residential location.

Lounge

A spacious front reception room offering ample space for lounge furniture with a pleasant outlook to the front elevation

Dining Room

A generous second reception room ideal for formal dining or additional family living space, with access through to the kitchen

Kitchen

Situated to the rear of the property, offering practical workspace and access to the rear garden

Bedroom One

A spacious double bedroom located to the front of the property.

Bedroom Two

A further well-proportioned double bedroom overlooking the rear elevation.

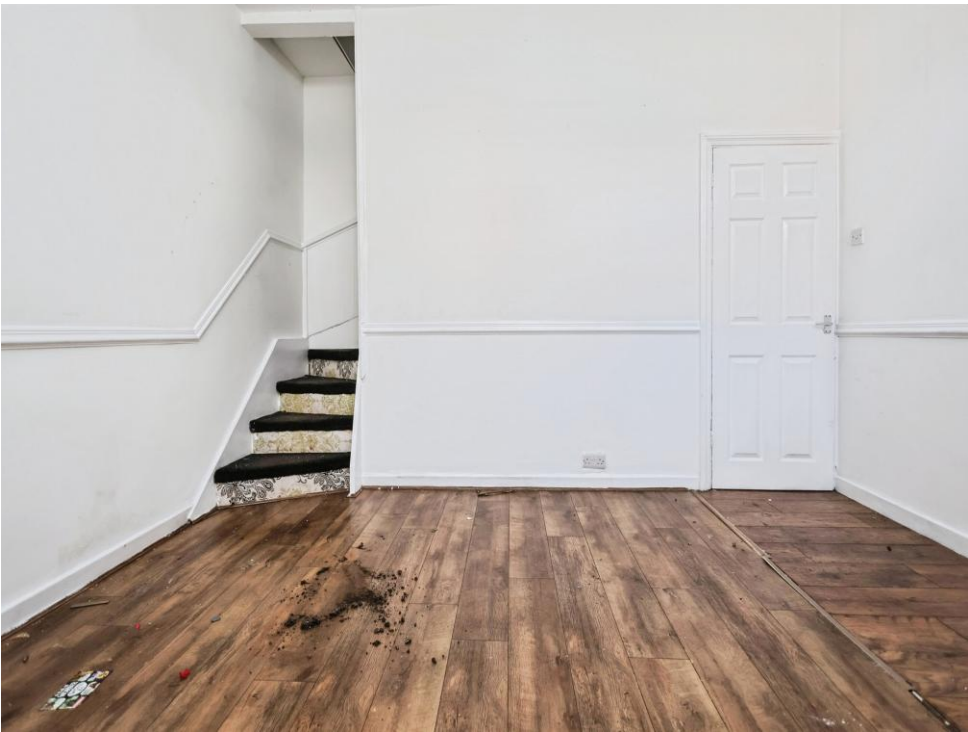
Family Bathroom

Located off the landing and serving both bedrooms

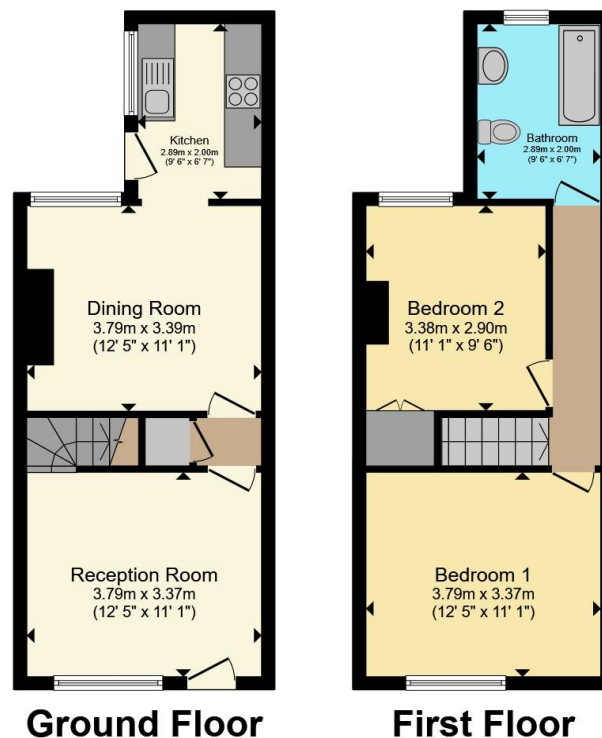
Rear Garden

An enclosed rear garden providing outdoor space for relaxation, entertaining and family enjoyment.









Total floor area 70.8 m² (762 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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 BIRMINGHAM B23 6BJ

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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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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