



St. Margarets Avenue
BIRMINGHAM



St. Margarets Avenue BIRMINGHAM B8 2BS

for sale offers over
£200,000



Property Description

Burchell Edwards are delighted to present this family home, ideal for many types of buyers.

On approach you have a well looked after front garden creating a curb appeal immediatly.

Moving through the entrance hallway, you will find a spacious family living room which in turn leads to a functional kitchen and downstairs bathroom. To the rear you have a private garden which is a great space for the whole family.

Upstairs, the property boasts three bedrooms, all three of which are spacious and suit a modern day family.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

Located within the popular community area B8, you had great access to plenty of local amenities, schooling and public transport links.

Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations.

Entrance Hallway

Door to front elevation, central heating radiator, carpet, stairs to first floor accommodation.

Lounge

17' 8" into bay x 11' 11" max (5.38m into bay x 3.63m max)

Double glazed bay window to front elevation, central heating radiator, laminate flooring and under stairs storage.

Kitchen

9' 5" x 10' 3" (2.87m x 3.12m)

Double glazed window to rear elevation, a

range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, double electric oven, washing machine, laminate flooring and tiling to splash prone areas.

Landing

Carpet, loft access via hatch and all doors off.

Bedroom One

.10' 8" x 17' 2" max (3.25m x 5.23m max)

Two double glazed windows to front elevation, central heating radiator, laminate flooring and storage cupboard.

Bedroom Two

12' 5" x 9' (3.78m x 2.74m)

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

Bedroom Three

9' 7" x 7' 11" (2.92m x 2.41m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator and fully tiled walls.

Front Garden

Block paved patio and lawned area.

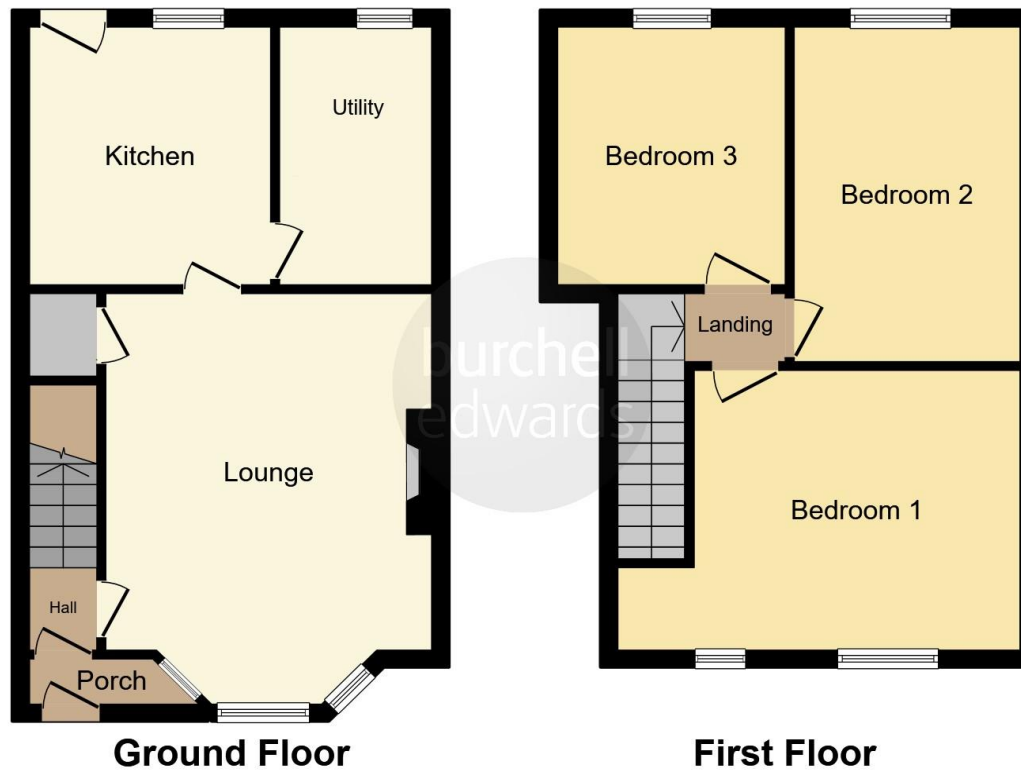
Rear Garden

Block paved patio, laid to lawn, shrubs and plants.









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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210818



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