



Cherry Lea
Birmingham





Property Description

Burchell Edwards are delighted to present this spacious town house, located in the Shard End area of Birmingham (B34). This well presented home boasts accommodation across three floors, perfect for a growing family.

To the ground floor the property in brief compromises an entrance porch, hallway and a home office/study with storage. To the first floor, a lounge/ reception room with access to a balcony allowing the option to sit and enjoy the outdoors, a large kitchen diner with some appliances and a guest W.C. To the second floor, three well-appointed bedrooms, a family bathroom and access to the loft space.

Outside, you will find a private rear garden with gated rear access. In addition, you will also discover off-road parking by-way-of a garage and a driveway.

Superbly located in close proximity to nearby schools, local shops and amenities. With the additional benefit of double glazing throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Ground Floor Accommodation

Entrance Porch

Door to front elevation, central heating radiator, tiled flooring and door into:

Entrance Hallway

Stairs to first floor accommodation and carpet.

Study

9' 2" x 5' 5" (2.79m x 1.65m)

Under stairs storage cupboard and carpet.

First Floor Accommodation

Sitting Room

14' 7" x 11' 6" (4.45m x 3.51m)

Double glazed window to front elevation, door

to front elevation, leading out to balcony.

Kitchen/ Diner

11' 4" max x 17' 9" (3.45m max x 5.41m)
Two double glazed windows and double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric double oven, gas hob, cooker hood, tumble dryer, washing machine, central heating radiator, tiling to splash prone areas and laminate flooring.

First Floor Landing

Stairs down to ground floor, stairs leading to second floor accommodation, central heating radiator, laminate flooring and all doors off.

Second Floor Accommodation

W.C

Double glazed window to front elevation, W.C, wash hand basin, tiled flooring and tiling to splash prone areas.

Second Floor Landing

Carpet, over stairs storage cupboard, airing cupboard housing central heating boiler and all doors off.

Bedroom One

13' 8" max x 11' 9" max (4.17m max x 3.58m max)

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

Bedroom Two

12' 9" max x 11' max (3.89m max x 3.35m max)

Double glazed window to rear elevation, fitted wardrobes and laminate flooring.

Bedroom Three

8' 7" max x 9' 3" (2.62m max x 2.82m)

Double glazed window to front elevation and

carpet.

Shower Room

Double glazed window to rear elevation, shower cubicle, W.C, wash hand basin with vanity unit, heated towel rail and laminate flooring.

Front Garden

Driveway providing off road parking.

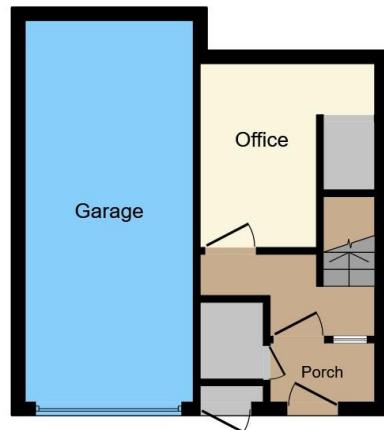
Rear Garden

Paved patio, decked area, storage shed and rear access.

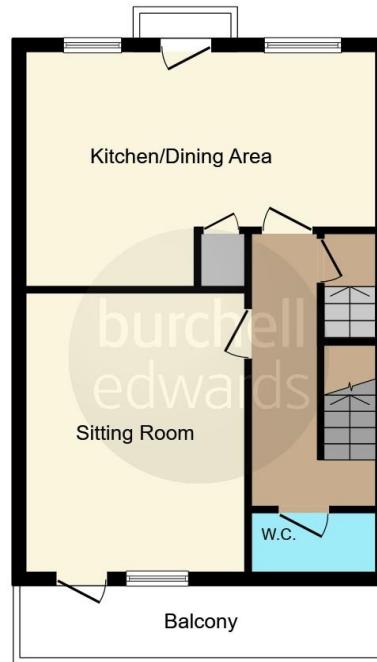








Ground Floor



First Floor



Second Floor

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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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