



East Meadway, BIRMINGHAM

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## Property Description

Burchell Edwards are delighted to present this two/three bedroom mid-terrace property, conveniently located in the Tile Cross area of Birmingham (B33).

The property in brief compromises an entrance porch, hallway, lounge diner, a double bedroom and a private rear garden with a brick-build outhouse-perfect for entertaining and enjoying the sun. To the first floor there are two further double bedrooms and a family bathroom.

The internal is very spacious, carrying a beautiful natural light throughout and you will also discover a side entry that currently houses space for household appliances such as a washing machine.

Locality of this property is key as it falls within fantastic catchment area for schools and nearby many local shops/amenities and eateries. Commuters will be well aided by the frequent public transport services, not to mention the easy accessibility to the M6 motorway.

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.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase. A non-standard construction property is very common, with plenty of mortgage lenders giving access to mortgages for these properties.

## Entrance Porch

Double glazed surround and vinyl flooring.

## Entrance Hallway

Central heating radiator, laminate flooring, sotolights, stairs to first floor accommodation

and cupboard housing meters.

## Lounge/ Diner

27' 6" max x 10' 8" max ( 8.38m max x 3.25m max ) Double glazed window to front elevation, skylight, double glazed door to side elevation, three central heating radiator. spotlights and laminate flooring.

## Kitchen

10' 5" x 7' 6" ( 3.17m x 2.29m ) Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and grill, electric hob with extractor, vinyl flooring, space and plumbing for washing machine.

## Bedroom Three

9' 5" x 10' 4" ( 2.87m x 3.15m ) Double glazed window to rear elevation, central heating radiator and vinyl flooring.

## Landing

Loft access via hatch, central heating radiator and carpet.

## Bedroom One

12' 5" max x 17' 6" max ( 3.78m max x 5.33m max )  
Two double glazed windows to front elevation, central heating radiator and carpet.

## Bedroom Two

9' 5" plus storage x 11' 3" ( 2.87m plus storage x 3.43m )  
Double glazed window to rear elevation, central heating radiator, laminate flooring and built in storage.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, built in storage.

## Front Garden

Laid to lawn and paved pathway.

## Rear Garden

Patio area, laid to lawn, gated side entry to frontage, brick built storage shed, outside tap, timber storage shed, gated side entry to frontage.









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](http://www.focalagent.com)

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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