



Tottenham Crescent, Birmingham

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Property Description

Situated on a substantial corner plot in a popular residential location, this three bedroom semi detached property presents an excellent opportunity for first time buyers, growing families and investors alike. Offering well proportioned accommodation throughout and generous gardens to the front, side and rear, the property provides fantastic scope for modernisation and future extension, subject to the necessary planning permissions.

The accommodation briefly comprises an entrance hall, spacious lounge, fitted kitchen and family bathroom to the ground floor. Upstairs offers three well sized bedrooms, all providing comfortable living space. Outside, the impressive plot is a standout feature, with extensive lawned gardens and off road parking creating endless possibilities for landscaping or extending the existing accommodation.

Entrance Hall

Accessed via the front entrance door with stairs rising to the first floor and doors leading to the principal ground floor accommodation.

Lounge

A spacious reception room with a bay window to the front elevation, radiator and ample space for both seating and dining furniture

Kitchen

Fitted with a range of wall and base units incorporating work surfaces, sink and drainer, space for appliances, rear access door and window overlooking the garden.

Bathroom

Comprising a panelled bath with shower over, wash hand basin, low level WC and obscured window to the rear.



Bedroom One

A generous double bedroom with front facing window and radiator.

Bedroom Two

A well proportioned double bedroom overlooking the rear garden.

Bedroom Three

A comfortable single bedroom, ideal as a nursery, child's bedroom or home office.

Front

The property enjoys an attractive frontage with a pathway leading to the entrance and extensive lawned gardens, benefiting from its generous corner plot position.

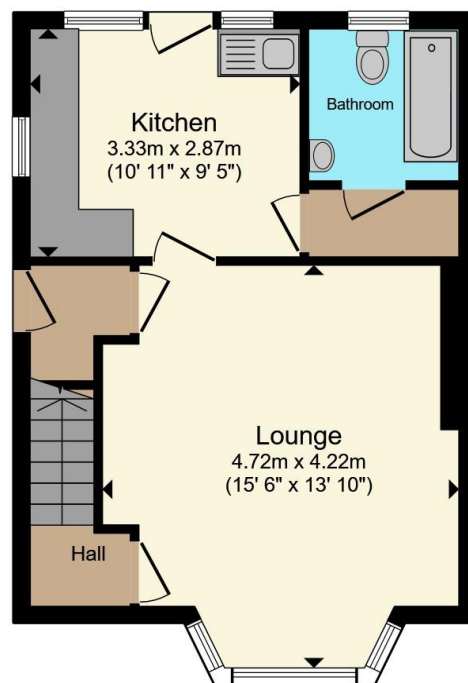
Rear Garden

An enclosed rear garden laid mainly to lawn with fencing and mature shrubs, providing an ideal outdoor space for families and entertaining.

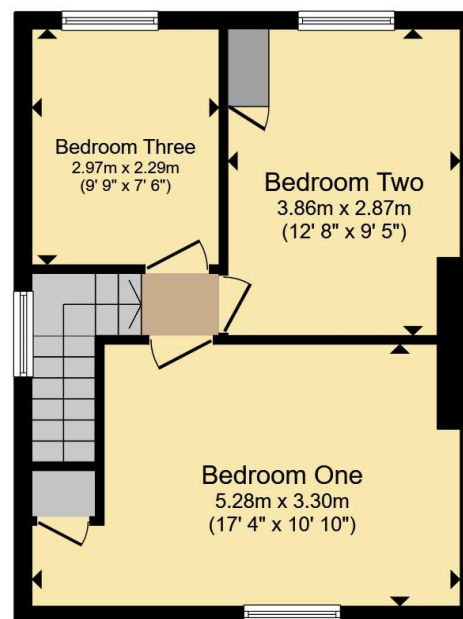








Ground Floor



First Floor

Total floor area 78.4 m² (843 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

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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