



Enderby Road, Birmingham

burchell  
edwards

Enderby Road, Birmingham,  
B23 5GW

for sale  
£230,000



### Property Description

Occupying an enviable position overlooking the greenery of the local park, this beautifully presented modern semi detached home offers spacious and stylish accommodation, making it an ideal purchase for first time buyers, young families and investors alike. Enjoying an attractive open aspect to the front, the property provides a wonderful balance of modern living and outdoor lifestyle, with plenty of green space for children to enjoy and pleasant walks right on the doorstep.

Internally, the property briefly comprises a welcoming entrance hall, guest WC, contemporary fitted kitchen and an impressive full width lounge with French doors opening onto the rear garden. To the first floor are two generous double bedrooms and a modern family bathroom. Outside, there is a private rear garden together with allocated parking.

### Entrance Hall

Having entrance door, radiator, stairs rising to the first floor accommodation and doors leading off.

### Guest Wc

Having low level WC, wash hand basin and radiator.

### Lounge

A bright and spacious reception room having window to the front elevation, useful under stairs storage cupboard, radiator and French doors opening onto the rear garden.

### Kitchen

Fitted with a matching range of wall and base units with complementary work surfaces over incorporating a sink and drainer unit, integrated oven, four ring hob with extractor canopy above, space for further appliances and a window to the rear elevation.

## First Floor Landing

Having loft access and doors leading off.

## Bedroom One

Having window to the front elevation overlooking the park, radiator and built in storage cupboard.

## Bedroom Two

Having window to the rear elevation and radiator.

## Bathroom

Comprising a panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail and obscure glazed window.

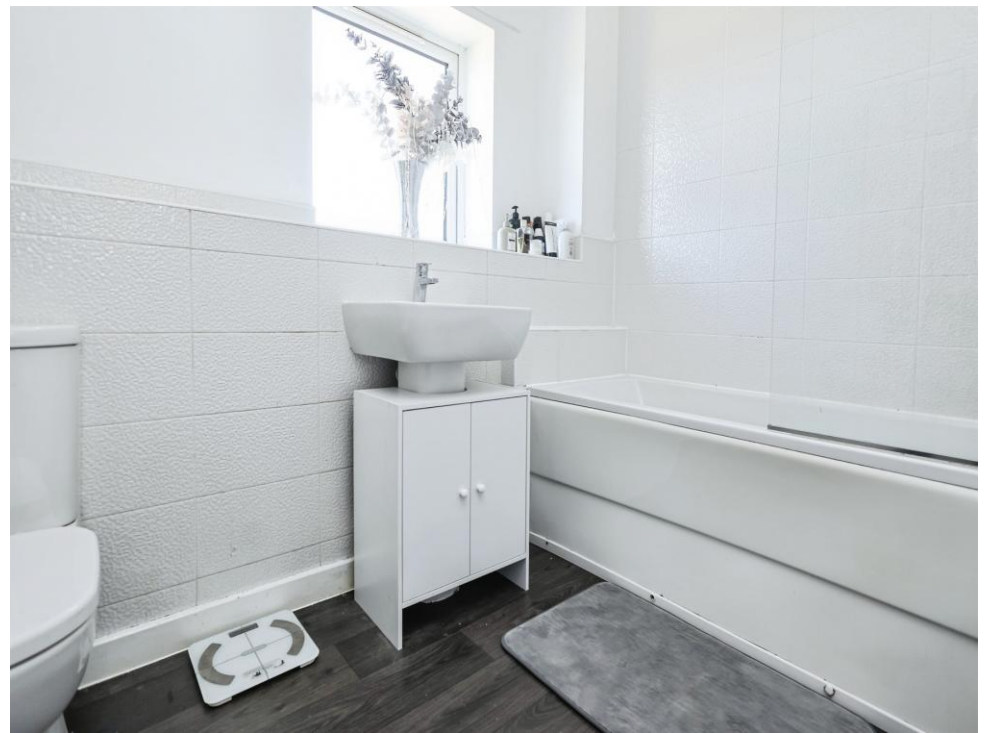
## Front

The property is approached via a pathway with a neatly maintained foregarden, enjoying an attractive open aspect across the local park and surrounding greenery.

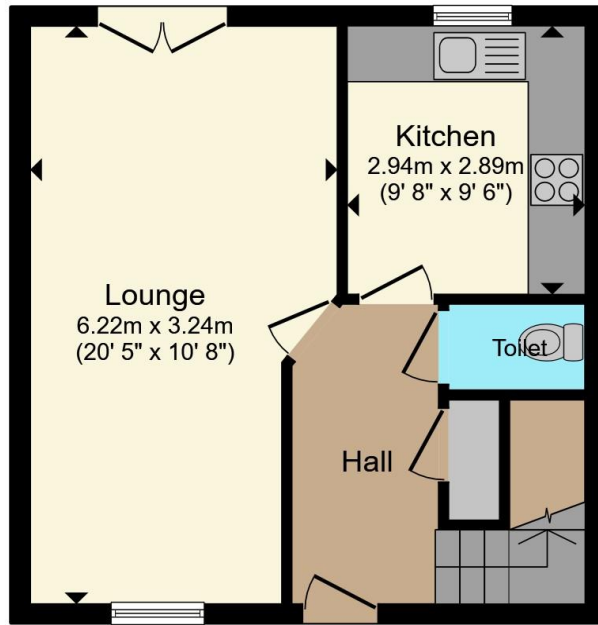
## Rear Garden

A private enclosed rear garden laid mainly to lawn with a paved patio seating area, fenced boundaries and gated side access, providing an excellent space for relaxing, entertaining or family enjoyment.

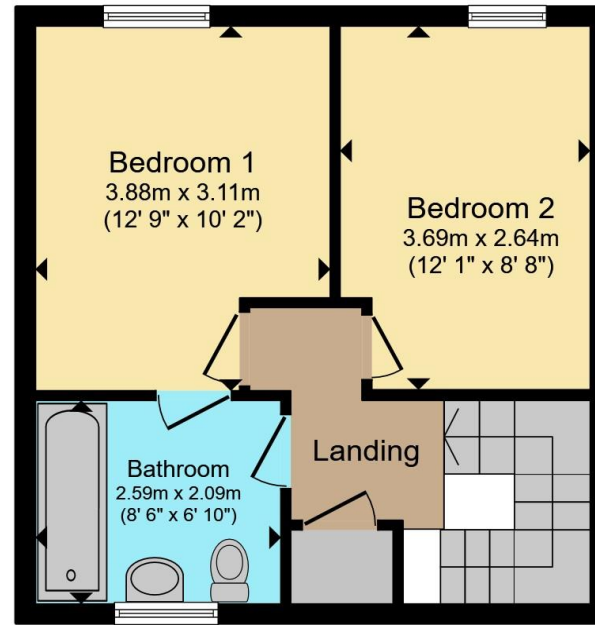








**Ground Floor**



**First Floor**

Total floor area 72.8 m<sup>2</sup> (783 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](http://www.propertybox.io)



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**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

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

EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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