



Coalway Avenue, Birmingham

burchell
edwards



Property Description

STUNNING MODERN EXTENDED THREE BEDROOM! Want that sturdiness of a traditional build but with benefits of a NEW BUILD! Look no further as this has been stripped back to brick and done out from top to bottom! LARGE kitchen diner with an island this ticks all the boxes and won't hang around!!!

Approach

Driveway providing off road parking with steps leading up to the reception porch.

Reception Porch

Double glazed door to front elevation and single glazed lead lined door into:

Entrance Hallway

Stairs to first floor, central heating radiator, storage cupboard housing meters, door into Guest W.C and wood effect laminate flooring.

Lounge

Double glazed bay window to front elevation and central heating radiator.

Kitchen

L-shaped room.

Double glazed French doors to rear elevation, two double glazed velux windows, two double glazed windows to rear elevation, door into the utility room, a range of wall and base units and an island with work surface over incorporating a stainless steel sink with drainer and mixer tap, electric oven and hob, glass splashback, integrated fridge/freezer, wood effect laminate flooring and central heating radiator.

Utility Room

Obscure double glazed window to side elevation, base units with work surface over incorporating a stainless steel sink with drainer, space and connections for a washing machine and central heating radiator.

Landing

Obscure double glazed window to side elevation, loft access and doors off to:

Bedroom One

Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

Double glazed bay window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Bathroom

Obscure double glazed window to rear elevation, heated towel rail, panelled bath, wash hand basin with vanity storage, WC, tiled to splash prone areas and flooring

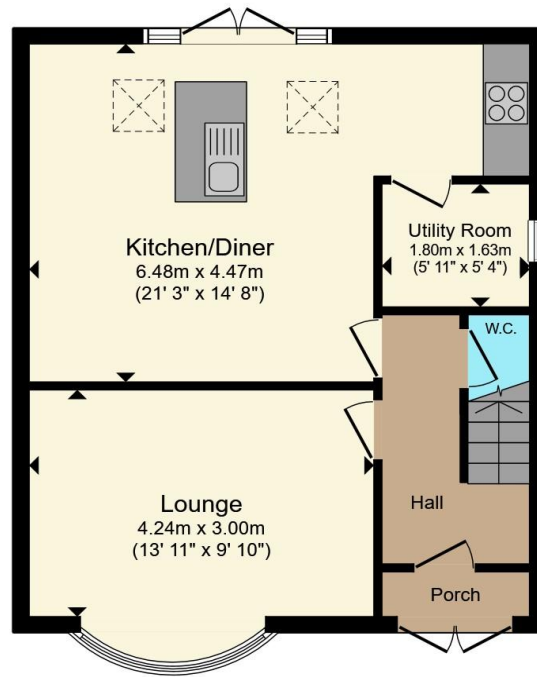
Garden

Paved patio area leading to the lawn, decked area.

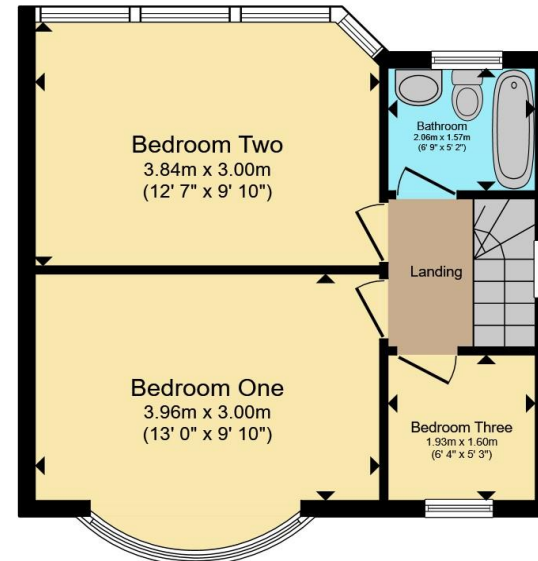








Ground Floor



First Floor

Total floor area 91.1 m² (981 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



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T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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