



Clements Road, Birmingham

burchell
edwards



Property Description

A well-presented three-bedroom semi-detached property offering spacious and practical accommodation, ideal for families or first-time buyers. The home benefits from off-road parking to the front and a recently replaced roof, providing added peace of mind.

Internally, the property features a bright and extended kitchen, offering excellent space for modern family living, alongside comfortable reception areas. Upstairs, there are three well-proportioned bedrooms served by a contemporary upstairs bathroom.

Externally, the property enjoys a low-maintenance garden, perfect for easy upkeep while still providing outdoor space for relaxation or entertaining. Conveniently located and thoughtfully improved, this home is ready to move into and offers excellent long-term potential.

Entrance Hallway

Double glazed door to front elevation, double glazed window to side elevation, central heating radiator and under stairs storage.

Lounge

28' 3" into bay x 10' 11" max (8.61m into bay x 3.33m max)

Double glazed bay window to front elevation, double glazed door and window to rear elevation, electric fire and central heating radiator.

Kitchen

19' 5" x 6' 2" max (5.92m x 1.88m max)

Double glazed door and window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, induction hob, cooker hood, space and connections for washing machine and dishwasher, central heating radiator, tiling to splash prone areas and central heating boiler.



Landing

Double glazed window to side elevation.

Bedroom One

10' 10" max x 13' 3" (3.30m max x 4.04m)
central heating radiator and fitted wardrobes.

Bedroom Two

9' 5" max x 12' 4" (2.87m max x 3.76m)
Double glazed window to front elevation and
central heating radiator.

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)
Double glazed window to front elevation and
central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C,
wash hand basin, bath with electric shower
over, electric heated towel rail, tiling to splash
prone areas, airing cupboard and loft access.

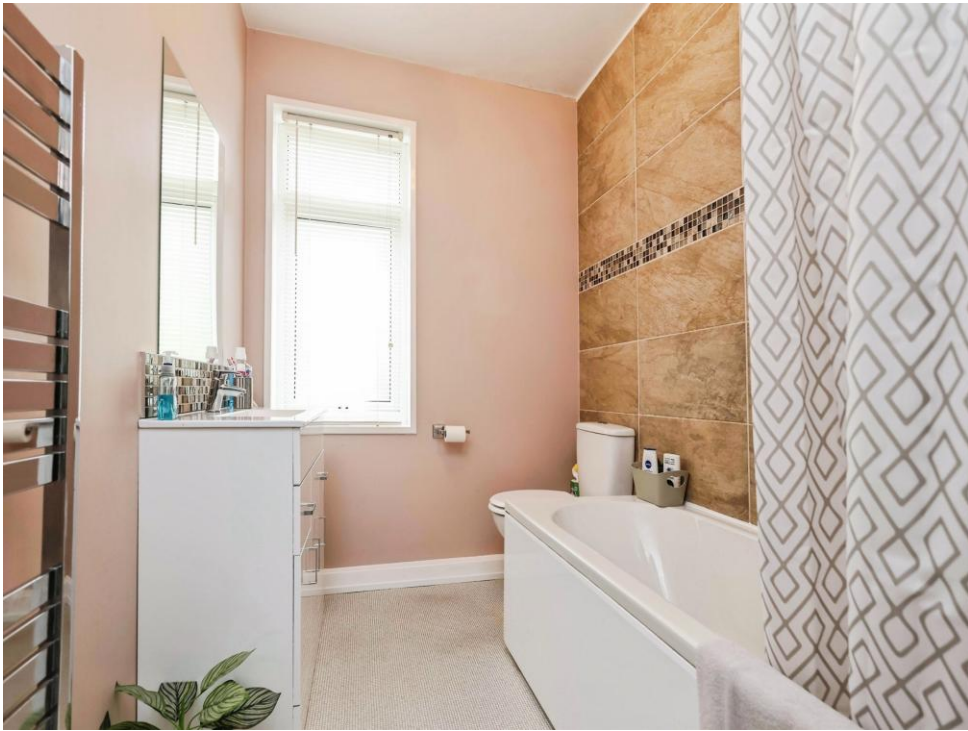
Loft Space

Boarded with lighting.

Rear Garden

Slabbed patio, laid to lawn, storage shed and
side access to frontage.

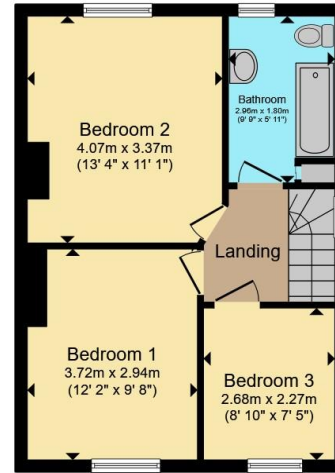








Ground Floor



First Floor

Total floor area 90.2 m² (971 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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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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