



Norton Crescent, Birmingham

burchell  
edwards



## Property Description

THREE BEDROOMS!! Perfect for a growing family being extended allowing plenty of downstairs living space! Don't miss out...FANTASTIC location. This is an ideal opportunity to for someone looking to Commute to BIRMINGHAM CITY CENTRE! Call 0121 742 1725 before your chance goes!

## Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

## Lounge

Double glazed window o front elevation, central heating radiator and storage.

## Kitchen

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, central heating radiator and tiling to splash prone areas.



## Landing

Double glazed window to side elevation and loft access via hatch.

## Bedroom One

Double glazed window to front elevation and central heating radiator.

## W.C

Double glazed window to front elevation, W.C and wash hand basin.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

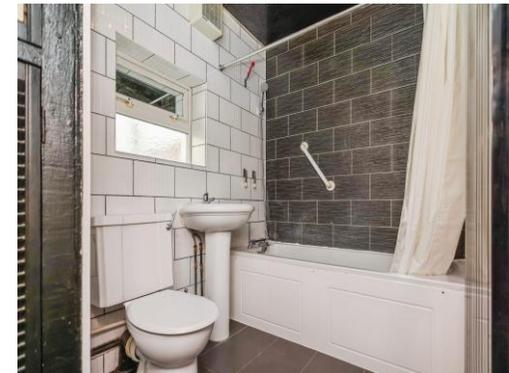
Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, bath, W.C, wash hand basin, tiling to walls and extractor.

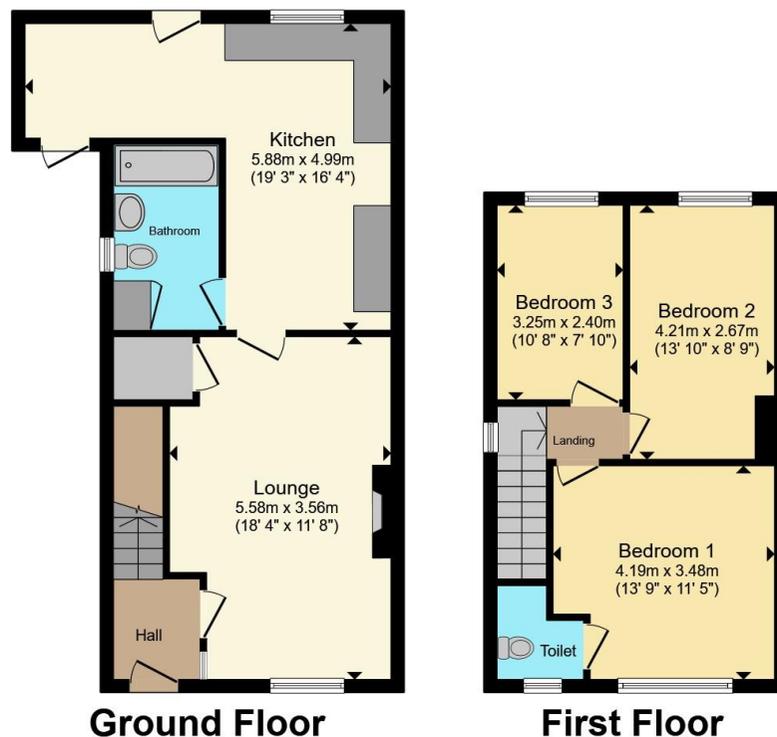
## Rear Garden

Slabbed patio, laid to lawn and fencing to boundaries.









Total floor area 84.6 m<sup>2</sup> (911 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)



To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/SHL211601](http://burchelledwards.co.uk/Property/SHL211601)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHL211601 - 0003