



Moodycroft Road  
BIRMINGHAM

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## Property Description

Burchell Edwards Castle Bromwich are delighted to bring to market this three bedroom mid-terrace home conveniently located near Lea Village, Birmingham (B33).

Extended to the ground floor, briefly comprising an entrance porch, lounge, modern fitted kitchen with bi-fold doors, a downstairs shower room, three bedrooms and a family bathroom.

There is a beautiful landscaped garden to the rear, which is easy to maintain all year round and is perfect for entertaining, especially in the warmer seasons, boasting a purpose-built summerhouse that is complete with full electrics, lighting and a bar area.

This property is ideal for first time buyers who are wanting to get themselves on the property ladder or the perfect for larger/growing families.

With access to many amenities including shops, eateries and public transport links that provide easy access into Birmingham City Centre, Birmingham Airport and Solihull Town Centre- making it perfect for commuters. Not forgetting the many school catchments for both primary and secondary schools.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Porch

Double glazed surround and tiled flooring.

## Lounge

Double glazed window to front elevation, vertical wall radiator, laminate flooring, stairs to first floor accommodation and cupboard housing meters.

## Downstairs Shower Room

Double glazed window to rear elevation, W.C., wash hand basin, shower cubicle, vertical wall

radiator, extractor, spotlights, tiled flooring and cupboard housing central heating boiler.

## Breakfast Kitchen

Double glazed bi folding doors to rear elevation, two electric velux windows, a range of wall and base units with work surface over incorporating a sink with drainer unit, seven ring gas hob, electric double oven and grill, extractor hood, central heating radiator, space and plumbing for washing machine, tiled flooring, tiling to splash prone areas, spotlights, breakfast island.

## Landing

Airing cupboard, carpet and loft access via hatch.

## Bedroom One

Two double glazed windows to front elevation, central heating radiator, laminate flooring and storage cupboard.

## Bedroom Two

Double glazed window to rear elevation, central heating radiator, laminate flooring and storage cupboard.

## Bedroom Three

Double glazed window to front elevation, central heating radiator, laminate flooring and storage cupboard.

## Bathroom

Double glazed window to rear elevation, W.C., wash hand basin, bath, extractor, heated towel rail, spotlights and vinyl flooring.

## Rear Garden

Two artificial grass areas, patio area, fencing

to boundaries, outside tap and pathway to summer house.

### Front Garden

Block paved driveway providing off road parking.

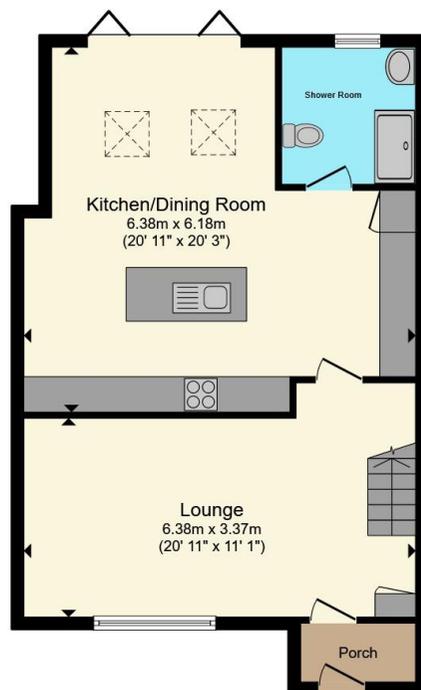
### Summer House

Double glazed bi folding doors to front elevation, bar area, tiled flooring and spotlights.









**Ground Floor**



**First Floor**

Total floor area 108.3 m<sup>2</sup> (1,165 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

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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