burchelledwards.co.uk

for sale

offers over **£210,000** **Freehold**



Short Heath Road Birmingham B23 7AA

A WELL-PRESENTED THREE BEDROOM MID-TERRACED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION, AN ENCLOSED REAR GARDEN AND CONVENIENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS.



The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entance Hall

Door to front elevation, stairs rising to first floor accommodation, doors to reception room and rear lounge.

Reception Room

Reception room with bay window to front elevation,

Lounge

Lounge featuring doors to the rear garden, kitchen, and WC.

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer unit, space for appliances, window to rear elevation and door providing garden access.

Ground Floor Wc

Low-level WC and wash hand basin.

Bedroom One

4.22m x 2.89m (13'10" x 9'6")

Bedroom Two

3.60m x 2.81m (11'10" x 9'3")

Bedroom Three

3.50m x 2.31m (11'6" x 7'7")

Shower Room

Comprising shower enclosure, wash hand basin and low-level WC







To view this property please contact Burchell Edwards on

T 0121 373 6320
E erdington@burchelledwards.co.uk

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

Property Ref: ERD208292 - 0001

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.