



Hawkesyard Road
Birmingham

burchell
edwards

Hawkesyard Road Birmingham B24 8LE

for sale offers in excess of
£190,000



Property Description

Situated on a well-established residential road in Erdington, this traditional three-bedroom mid-terraced home presents a strong opportunity for buyers seeking space, potential and long-term value. Offered with no upward chain, the property would benefit from modernisation, making it ideal for those looking to add their own finish and increase value over time.

The ground floor is centred around a bright bay-fronted lounge, creating a welcoming living space with excellent natural light. To the rear, the kitchen provides a practical layout with direct access into the garden, while the family bathroom is also positioned on the ground floor. The current configuration offers flexibility for buyers who may wish to reconfigure or extend, subject to the necessary consents.

Upstairs, the property comprises three bedrooms including a particularly spacious principal bedroom spanning the full width of the house. The remaining bedrooms offer versatility for family use, guest accommodation or a home office. Externally, the rear garden provides generous outdoor space with clear potential for landscaping and improvement, while the frontage retains the classic terraced character of the road.

Hallway

Entrance hallway providing access to lounge and stairs rising to first floor.

Lounge

Bay-fronted reception room positioned to the front aspect, offering strong natural light and well-proportioned living space.

Kitchen

Rear-facing kitchen with base and wall units, work surfaces and access to the rear garden.

Bathroom

Ground floor family bathroom comprising bath with shower over, wash hand basin and WC

Landing

Providing access to all three bedrooms.

Bedroom One

Spacious principal bedroom spanning the width of the property with front aspect window.

Bedroom Two

Well-proportioned second bedroom overlooking the rear garden.

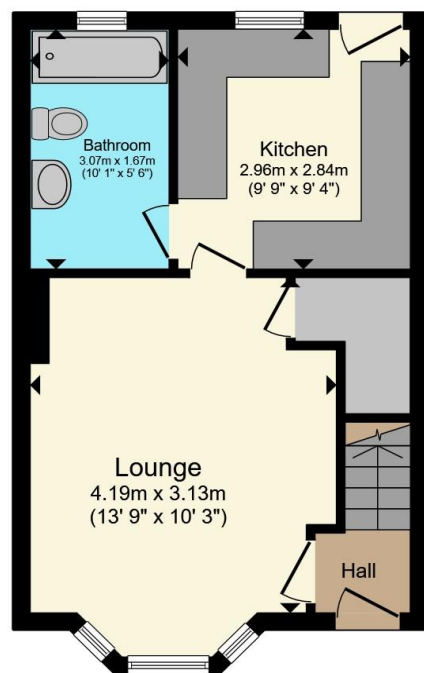
Bedroom Three

Front-facing third bedroom ideal as a nursery, study or dressing room.

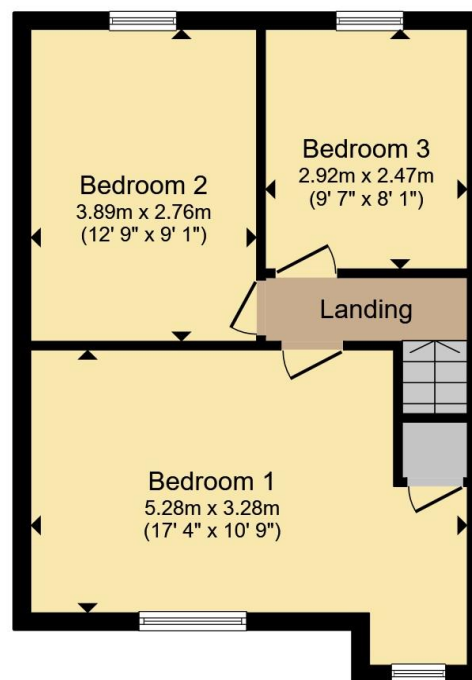








Ground Floor



First Floor

Total floor area 74.2 m² (798 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 373 6320
E erdington@burchelledwards.co.uk

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

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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