



Shenton Walk  
Birmingham

burchell  
edwards



### Property Description

Burchell edwards are proud to offer this fully modernised three bedroom end of terraced property in the Kingshurst area. This family home is beautifully presented throughout with a modern kitchen that is open plan with the lounge/diner downstairs, modern bathroom suite upstairs and spacious bedrooms throughout.

The outside space benefits from off road parking to the front and family size garden to the rear.

With this home you have easy access to many local amenities, birmingham airport and local schooling.

### Entrance Hallway

Double glazed window to front elevation, door to front elevation, laminate flooring, storage cupboard, spotlights, central heating radiator, stairs to first floor accommodation.

### Lounge

Double glazed patio doors to rear elevation, two central heating radiators, laminate flooring, spotlights and open plan to kitchen.

### Kitchen

Double glazed patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted microwave, oven, frige freezer, electric hob, breakfast bar, tiled flooring, tiling to splash prone areas, dishwasher.

### Landing

Carpet and loft access via hatch.

### Bedroom One

Double glazed window to front elevation, central heating radiator and carpet.

### Bedroom Two

Double glazed window to front elevation, central heating radiator and carpet.

### Bedroom Three

Double glazed window to rear elevation, central heating radiator and carpet.

### Bathroom

Double glazed window to rear elevation, W.C, vanity wash hand basin, bath with hand held shower, spotlights and fully tiled walls.

### Front Garden

Block paved driveway providing off road parking and electric vehicle charging point.

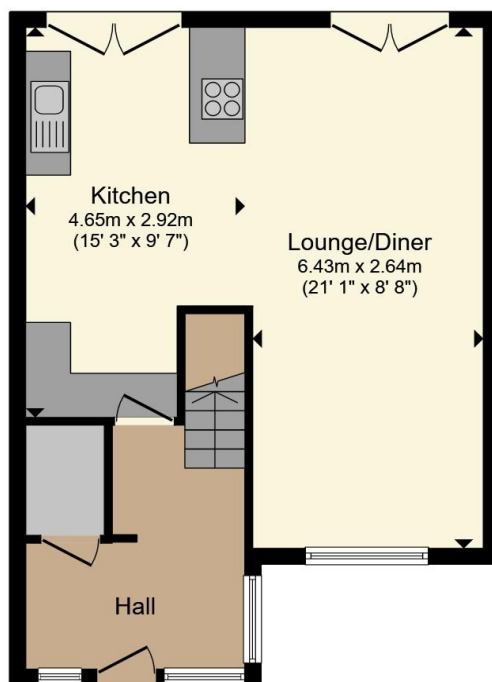
### Rear Garden

Porcelain tiled patio, laid to lawn and outside tap.

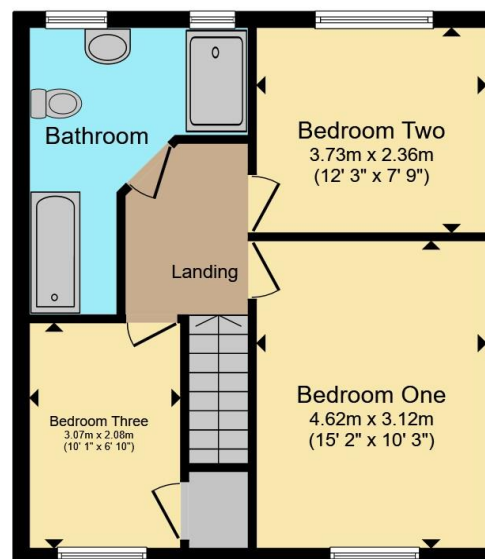








**Ground Floor**



**First Floor**

Total floor area 91.1 m<sup>2</sup> (980 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)



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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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