



Kempton Park Road
BIRMINGHAM





Property Description

Burchell Edwards are delighted to present this spacious town house, located in the hodge hill area of Birmingham (B36). This well presented home boasts accommodation across three floors, perfect for a growing family,

To the ground floor the property in brief comprises an entrance porch, hallway and a converted garage which can be used as a fourth bedroom or extra sitting room, through the rest of the accommodation you get a lounge/ reception room with access to the garden, a large kitchen a W.C, three well-appointed bedrooms, a family bathroom and access to the loft space.

Outside, you will find a private rear garden with rear access. In addition, you will also discover off-road parking by-way-of a driveway.

Superbly located in close proximity to nearby schools, local shops and amenities. With the additional benefit of double glazing throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Entrance Porch

Single glazed windows to side and front elevations, door to front elevation and tiled flooring.

Entrance Hallway

Door to front elevation, carpet, two storage cupboards and stairs to first floor accommodation.

Sitting Room/ Bed 4

16' 11" x 8' 9" max (5.16m x 2.67m max)
Double glazed window to front elevation and central heating radiator.

Landing

Double glazed window to rear elevation. carpet, stairs to second floor and storage

cupboard housing central heating boiler.

Lounge

15' max x 15' max (4.57m max x 4.57m max)
Double glazed window to rear elevation, door to rear elevation, central heating radiator and carpet.

Kitchen

.10' 10" x 9' 8" (3.30m x 2.95m)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, space and plumbing for washing machine, central heating radiator, laminate flooring.

W.C

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

Second Floor Landing

All doors off.

Bedroom One

15' x 9' (4.57m x 2.74m)
Double glazed window to rear elevation, central heating radiator, carpet and wardrobes.

Bedroom Two

10' 11" x 8' 9" (3.33m x 2.67m)
Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Three

11' 8" x 5' 7" (3.56m x 1.70m)
Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to front elevation, wash hand basin, W.C. bath with shower over, spotlights, tiled flooring and tiling to

splash prone areas.

Front Garden

Laid to lawn and paved driveway providing off road parking.

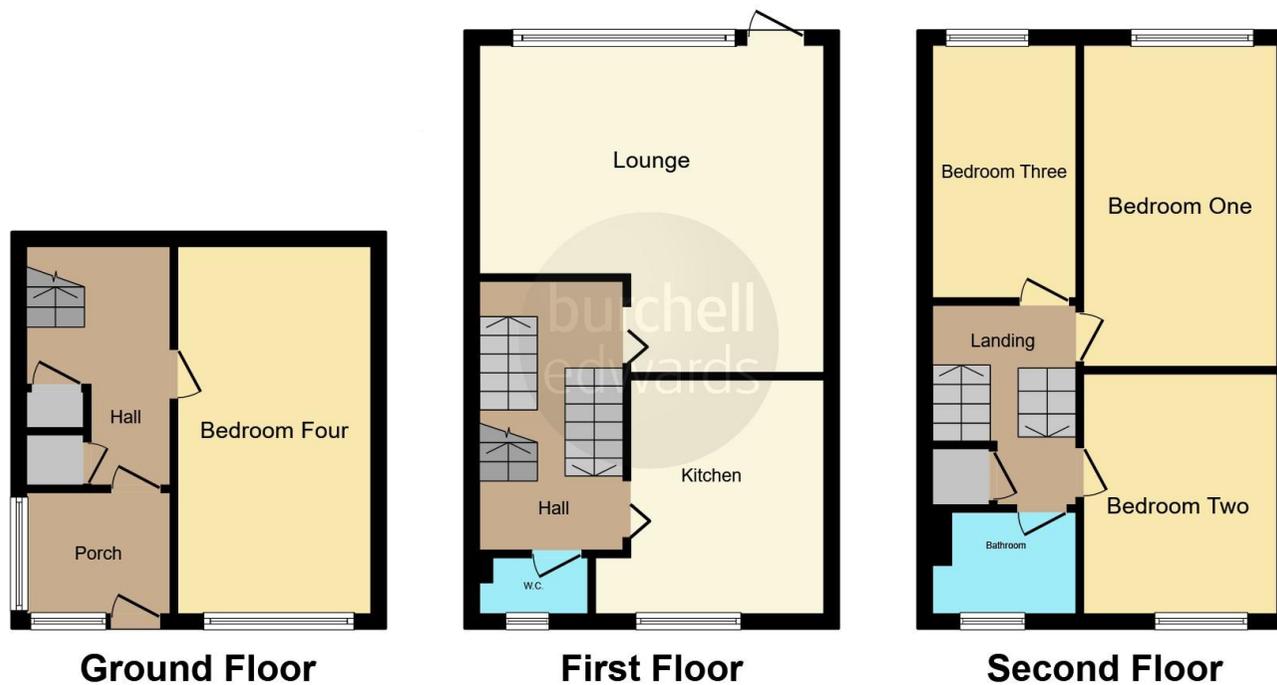
Rear Garden

Paved patio, laid to lawn and side access to frontage.









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.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209390



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209390 - 0010