



Norfolk Road, Erdington, Birmingham

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Property Description

Situated on the popular Norfolk Road, this beautifully presented three-bedroom family home offers spacious and versatile accommodation throughout, making it an excellent choice for families, first-time buyers and those seeking a home ready to move straight into. Thoughtfully improved by the current owner, the property successfully combines traditional character with modern living, highlighted by an impressive rear extension.

The ground floor comprises a welcoming entrance hallway, bay-fronted lounge, separate dining room and a stylish family bathroom. The standout feature is undoubtedly the superb open-plan kitchen/diner, offering generous preparation and dining space, roof windows and bi-fold doors opening onto the rear garden, creating a bright and sociable hub of the home.

To the first floor are two generous double bedrooms, a well-proportioned third bedroom and a modern shower room. Outside, the property benefits from a block-paved driveway providing off-road parking, whilst the rear garden has been meticulously landscaped with a patio seating area, lawn and established borders, providing an excellent space for both entertaining and everyday family life.

Entrance Hallway

Welcoming entrance hallway with staircase rising to the first floor and access to the main living accommodation.

Lounge

Bay-fronted reception room featuring a fireplace focal point and space for a range of lounge furniture.

Dining Room

Versatile second reception room ideal for formal dining, family use or entertaining

Kitchen/Diner

A superb extended kitchen/diner fitted with a range of wall and base units, ample work surface space, roof windows and bi-fold doors opening onto the rear garden.

Bedroom One

Generous double bedroom to the front elevation.

Bedroom Two

Spacious double bedroom overlooking the rear garden

Bedroom Three

Well-proportioned third bedroom suitable for a child's room, nursery or home office.

Shower Room

Modern shower room comprising shower enclosure, wash hand basin and WC.

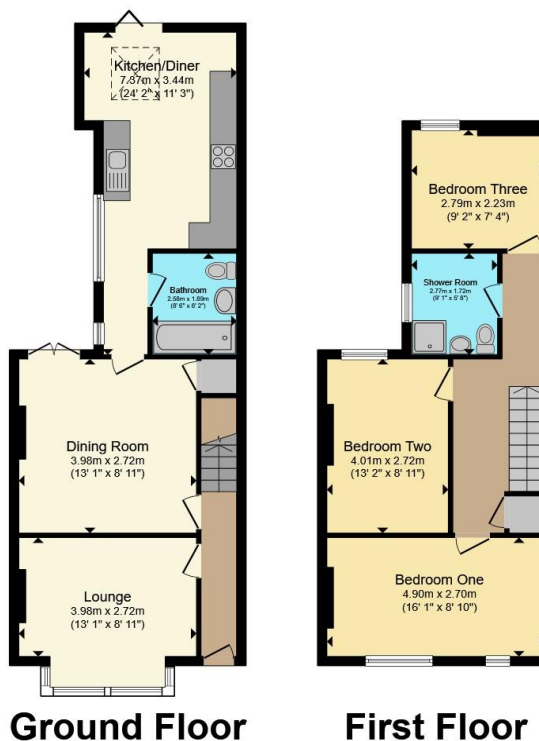
Rear Garden

Attractive rear garden featuring a paved patio seating area, lawn and established borders.









Total floor area 107.0 m² (1,152 sq.ft.) approx

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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

EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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