



Swancote Road, Birmingham

burchell  
edwards



## Property Description

An extended traditional style three bedroom end-terrace property, with a reception room and ground floor bathroom. Accommodation comprises entrance hallway, lounge, fitted kitchen, and extended dining room with under floor heating in the kitchen and dining room. First floor has two double bedrooms and a third bedroom. Property further benefits from double glazing, gas central heating, off road parking, rear garden. A superb property that needs to be seen to be appreciated. CALL NOW BEFORE IT IS TOO LATE ON 0121 742 1725!!!

## Entrance Hallway

Door to front elevation, central heating radiator and stairs to first floor accommodation.

## Lounge

14' 3" x 12' ( 4.34m x 3.66m )  
Double glazed window to front elevation, central heating radiator, spotlights and storage.

## Kitchen

11' 3" x 8' 8" ( 3.43m x 2.64m )  
a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted hob and oven, space for appliances, tiling to splash prone areas, tiled flooring and under floor heating.

## Conservatory

16' 5" x 9' 9" ( 5.00m x 2.97m )  
Tiled flooring, under floor heating and fitted storage cupboards.



## Landing

Double glazed window to side elevation and loft access via hatch.

## Bedroom One

11' 6" to wardrobes x 10' 11" max ( 3.51m to wardrobes x 3.33m max )

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

## En-Suite

Double glazed window to side elevation, W.C, wash hand basin, shower and tiling to walls.

## Bedroom Two

10' 9" x 9' 5" ( 3.28m x 2.87m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

8' 2" x 7' 9" ( 2.49m x 2.36m )

Double glazed window to rear elevation, central heating boiler housed, central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, central heating radiator and tiling to walls.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

EPC Rating: E    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/SHL211286](http://burchelledwards.co.uk/Property/SHL211286)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHL211286 - 0004