



Herondale Road, Birmingham

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Herondale Road, Birmingham, B26 1ND

for sale offers over £250,000



Property Description

BEAUTIFULLY PRESENTED! Great Location this Three bedroom semi detached is just perfect for a FIRST TIME BUYER or FAMILY looking for something ready to move into! Having a MODERN KITCHEN as well as a conservatory this is not going to be around long! CALL NOW OR MISS OUT!

Approach

Property is approached via a dropped curb leading to a tarmac driveway, small stoned foregarden, obscure double glazed door leading into the utility room and a double glazed door leading into:

Entrance Porch

Two storage cupboards housing the meters, tiled flooring and obscure double glazed door leading to:

Entrance Hallway

Stairs leading to first floor, doors leading to the lounge, kitchen and utility room, wood effect laminate flooring and central heating radiator.

Lounge

9' 8" x 14' 11" into bay (2.95m x 4.55m into bay)
Double glazed bay window to front aspect, central heating radiator and an inset gas fire with surround and mantle over.

Kitchen / Diner

11' 4" into half bay x 15' max (3.45m into half bay x 4.57m max)
Double glazed half bay windows and door to rear aspect, a fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit, electric hob with extractor hood over, electric oven and grill, wood effect laminate flooring, central heating radiator and double glazed double doors leading to:

Utility Room

18' 11" x 5' 7" (5.77m x 1.70m)
Obscure double glazed window to front aspect, obscure double glazed door giving access to the driveway, a range of wall and base units, a sink and drainer unit, space and plumbing for a washing machine, tiled to splash-prone areas, tiled flooring, central heating radiator, doors to under-stairs storage, obscure double glazed door leading to the garden and a folding door leading to:

W.C

Obscure double glazed window to rear aspect, low level flush WC, floating hand wash basin, tiled to splash-prone areas and tiled flooring.

Conservatory

12' 1" x 9' 4" (3.68m x 2.84m)
Central heating radiator, tile effect laminate flooring and double glazed double doors opening out onto the decking.

Landing

Obscure double glazed window to side aspect and doors leading to bedrooms and bathroom.

Bedroom One

9' 11" max x 13' into half bay (3.02m max x 3.96m into half bay)
Double glazed half bay window to rear aspect and central heating radiator.

Bedroom Two

9' 11" x 12' 2" into bay (3.02m x 3.71m into bay)
Double glazed bay window to front aspect, central heating radiator and a loft hatch with drop down ladder giving access to the boarded loft room which has a Velux window.

Bedroom Three

5' 1" x 6' 2" (1.55m x 1.88m)
Double glazed window to front aspect, central heating radiator and wood effect laminate flooring.

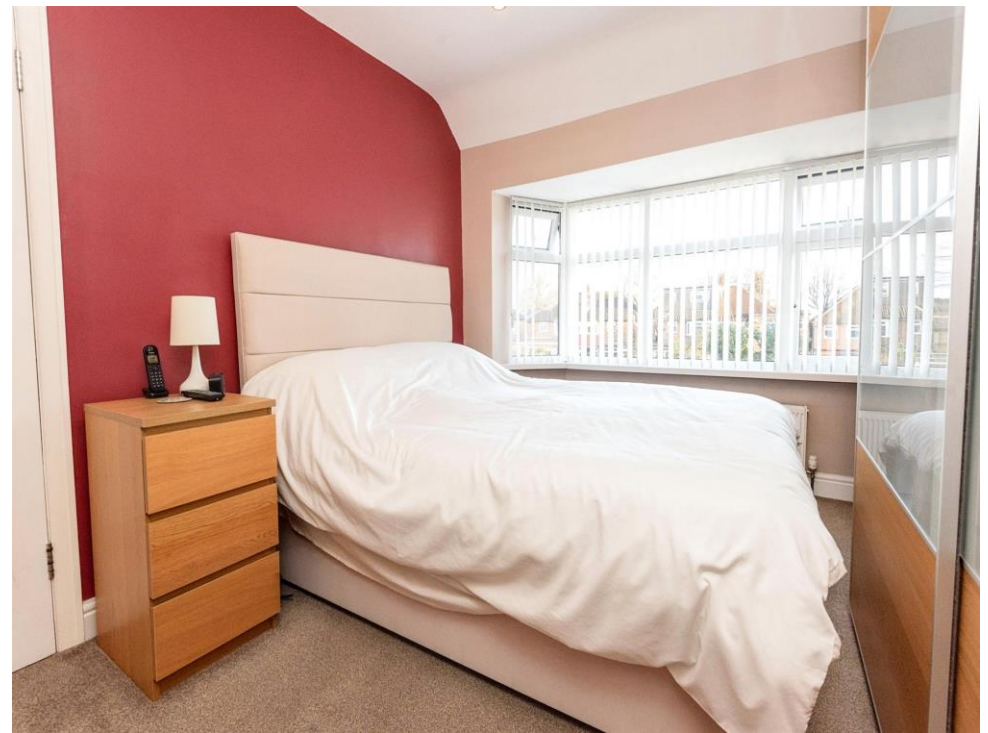
Bathroom

5' x 6' 7" (1.52m x 2.01m)
Obscure double glazed window to rear aspect, a white bathroom suite comprising of a panelled bath with shower over, hand wash basin, low level flush WC, tiled to splash-prone areas, tiled effect laminate flooring and heated towel rail.

Garden

Raised decking area leading to the lawn, plants and shrubs to borders, paved pathway leading to a rear paved patio, shed with electric connections to the rear and fencing to all boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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