



Shipleigh Fields, Birmingham





Property Description

A well presented three bedroom family home in a popular modern estate in Erdington that would be an ideal first home for a young family looking to get onto the property ladder! With a family lounge, breakfast kitchen, conservatory, three well-proportioned bedrooms, family bathroom, off road parking for two cars and a pleasant rear garden. This is sure to be a popular home so book your viewing with Burchell Edwards estate agents today!

Approach

Driveway providing off road parking.

Entrance Hallway

Double glazed door to front elevation and stairs to first floor.

Lounge

10' 3" x 13' 11" (3.12m x 4.24m)

Double glazed window to front elevation, oak flooring, under stairs storage and central heating radiator.

Kitchen

13' 4" x 8' 1" (4.06m x 2.46m)

Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, electric oven, hob, extractor hood, plumbing and space for a washing machine and oak flooring.

Conservatory

12' 3" x 7' 2" (3.73m x 2.18m)

Of UPVC double glazed construction incorporating French doors out to the rear garden and tiled floor.

Landing

Loft access and doors off to:

Bedroom One

10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m)

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

Bedroom Three

8' x 8' 3" (2.44m x 2.51m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Obscure double glazed window to front elevation, wash hand basin, WC, extractor fan, airing cupboard housing the central heating boiler, bath with shower over and heated towel warmer.

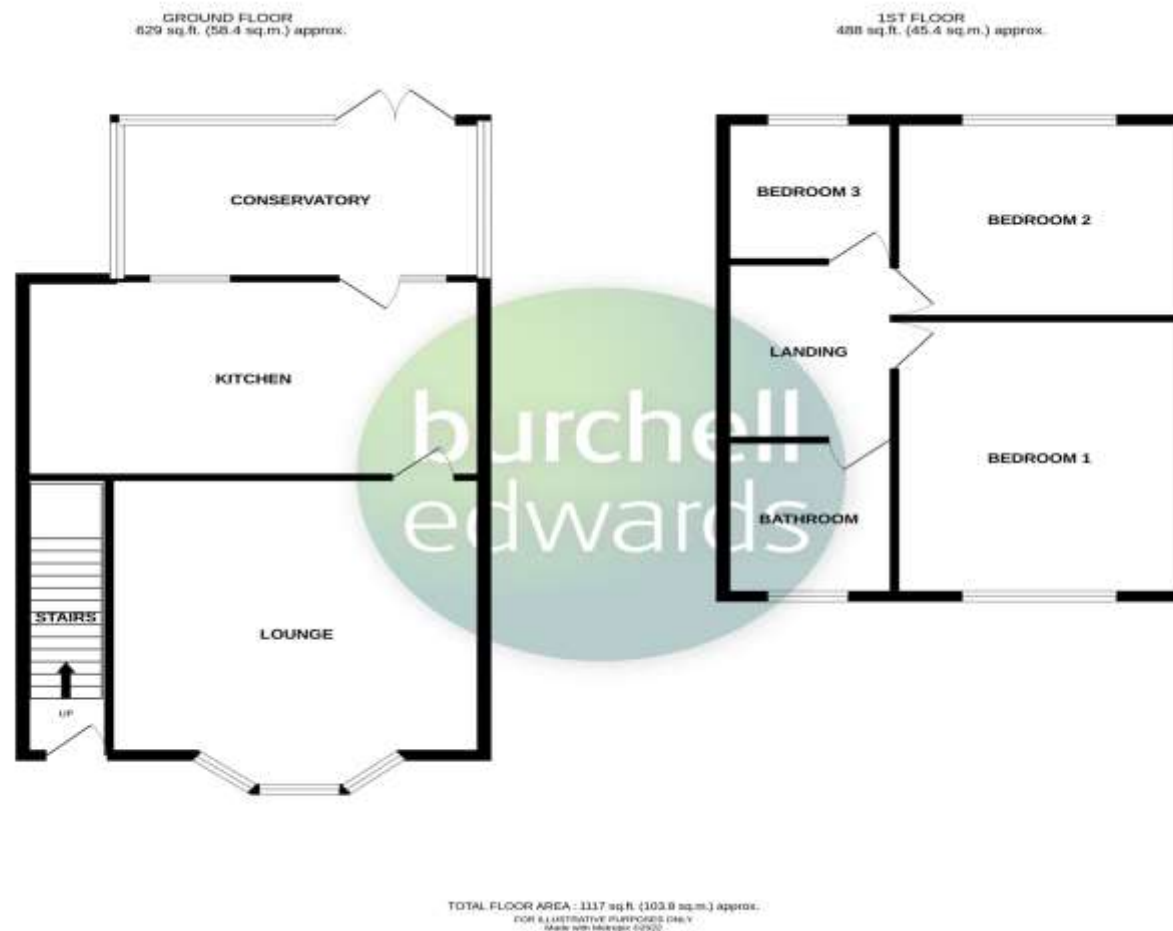
Garden

Decked patio area, lawn and fence to boundaries.









To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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