



Harcourt Road, BIRMINGHAM

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Harcourt Road, BIRMINGHAM, B23 5NU

for sale offers in the region of  
**£200,000**



### Property Description

Burchell Edwards Erdington are pleased to present to you this beautifully presented property located within a very popular part of the B23 postcode. With the M6 motorway just a short drive away and with other fantastic transport links and local amenities nearby - this property is sure to be busy.

The property itself comprises of a porch, hallway, large lounge with under stairs storage, kitchen/diner, conservatory, downstairs WC, three good sized bedrooms and a modern family bathroom. This lovely house also has a large garden to the rear complete with summerhouse and a driveway to the front big enough for three cars. This property is perfect for a family looking for their next forever family home.

This property will sell like hot cakes - Do not delay - BOOK YOUR VIEWING NOW!!!

### Approach

Large driveway providing off road parking.

### Reception Porch

Double glazed door and window to front elevation and double glazed window to side elevation.

### Entrance Hallway

Double glazed door to front elevation, double glazed window to side elevation and central heating radiator.

### Guest W.C

Double glazed window to rear elevation, wash hand basin, WC, tiled to splash prone areas and central heating radiator.

### Living Room

12' 6" plus storage x 17' 4" into bay (3.81m plus storage x 5.28m into bay)  
Double glazed bay window to front elevation, electric fire and central heating radiator.

### Kitchen/ Diner

17' 2" max x 9' 5" max (5.23m max x 2.87m max)  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven, gas hob, tiled to splash prone areas, space and plumbing for a washing machine, space for a fridge/freezer and central heating radiator.

### Conservatory

17' 4" x 8' 1" (5.28m x 2.46m)  
Of UPVC double glazed construction incorporating French doors out to the rear garden, skylight and central heating radiator.

## Landing

Double glazed window to side elevation, loft access and central heating radiator.

## Bedroom One

13' 9" plus storage x 10' 8" max (4.19m plus storage x 3.25m max)

Double glazed window to front elevation, built in wardrobes and central heating radiator.

## Bedroom Two

7' 4" x 9' 6" (2.24m x 2.90m)

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

9' 4" x 9' 9" into door recess (2.84m x 2.97m into door recess)

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Bath with shower over, wash hand basin, heated towel warmer, WC and fully tiled.

## Garden

Patio area, lawn, fence and hedges to boundaries, gated access to the front of the property and Annex to the rear of the garden.

## Garage/ Outhouse

8' 5" x 14' 3" (2.57m x 4.34m)

Double glazed window to front elevation and power supply and light point.















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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**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

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 BIRMINGHAM B23 6BJ

EPC Rating: Awaited

Tenure: Freehold

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