

for sale

offers in excess of **£290,000** Freehold



Bromford Lane Erdington Birmingham B24 8JT

This three-bedroom semi-detached home on Bromford Lane offers spacious accommodation throughout, featuring a generous through lounge/dining room, separate morning room, fitted kitchen, ground floor WC, driveway, garage and a substantial rear garden.



Property Details

Lounge/Dining Room

A spacious dual-purpose reception room with a bay window to the front and ample space for both seating and dining furniture.

Morning Room

Located to the rear of the property, offering views over the garden and providing flexible use as a breakfast room, study or family area.

Kitchen

Fitted with a range of wall and base units with work surfaces, sink unit and space for appliances, with access to the rear garden.

Ground Floor Wc

Conveniently positioned adjacent to the morning room and fitted with a low-level WC.

Bedroom One

A generous double bedroom overlooking the rear aspect with space for freestanding furniture.

Bedroom Two

A good-sized double bedroom situated to the front of the property featuring a bay window.

Bedroom Three

A practical single bedroom suitable as a child's room, nursery or home office.

Bathroom

Fitted with a bath, wash hand basin and WC. Currently functional but offering opportunity for cosmetic improvement.

Garage





To view this property please contact Burchell Edwards on

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Property Ref: ERD208184 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: C

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.

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