



Swan Drive
Birmingham



Swan Drive Birmingham B37 6AU

for sale offers over
£325,000



Property Description

This is a very well presented four bedroom detached home in a great location! Ex new build still having 7 years left of the nhbc warranty! Modern throughout no work needed. Family lounge, modern fitted kitchen with dining space, master bedroom with en suite, two double bedrooms and a generous fourth bedroom, modern family bathroom, great size rear garden, off road parking and garage to the side! This one is not to be missed!

Approach

Paved driveway providing off road parking with lawn to the side.

Entrance Hallway

Double glazed door to front elevation, storage cupboard, laminate flooring and central heating radiator.

Guest W.C

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

Lounge

20' x 12' 9" (6.10m x 3.89m)
Double glazed window to front elevation and two central heating radiators.

Kitchen/ Diner

20' 1" x 11' 9" (6.12m x 3.58m)
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, extractor hood, tiled to splash prone areas, plumbing and space for a dishwasher and central heating radiator.

Utility Room

.4' x 3' 4" (1.22m x 1.02m)
Plumbing and space for a washing machine.

Landing

Loft access and airing cupboard.

Bedroom One

11' 4" x 9' 9" (3.45m x 2.97m)

Double glazed window to front elevation and central heating radiator.

En-Suite

Shower cubicle, wash hand basin, WC, extractor fan, tiled to splash prone areas and central heating radiator.

Bedroom Two

11' 2" x 7' 1" (3.40m x 2.16m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

9' 9" x 7' 1" (2.97m x 2.16m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

8' 4" x 7' 2" (2.54m x 2.18m)

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

Bathroom

Double glazed window to side elevation, central heating radiator, bath, shower cubicle, wash hand basin, WC, extractor fan and tiled to splash prone areas.

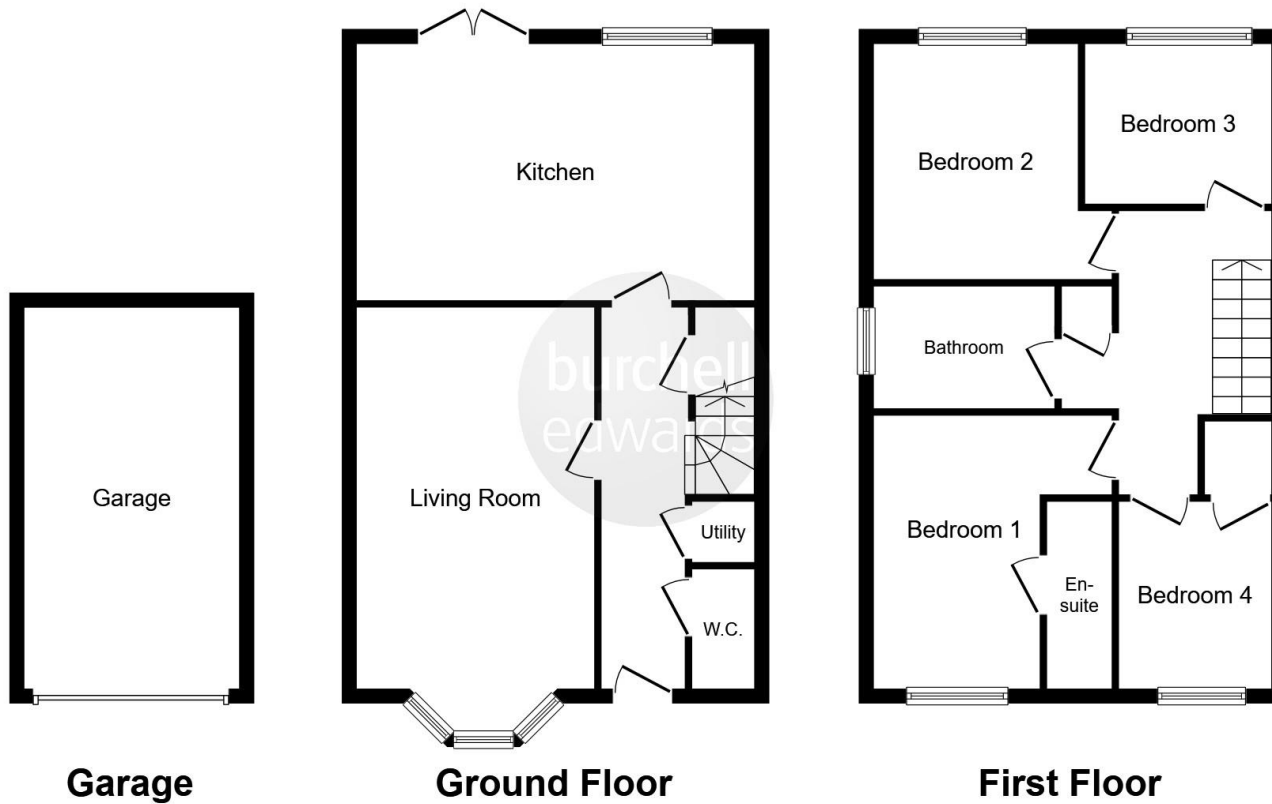
Garden

Resin patio area, security light, outside tap, gated side access and fence to boundaries.

Garage

Up and over door, security light on the front of the garage and power supply.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane Castle Bromwich
 BIRMINGHAM B34 7HR

EPC Rating: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ref-CBW206265



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.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW206265 - 0004