



Auckland Drive
Birmingham



Auckland Drive Birmingham B36 0QN

for sale offers over
£190,000



Property Description

Burchell Edwards are delighted to present this modern-style two bedroom end of terraced property, situated in the heart of Smith Wood (B36).

In brief, the property comprises a lounge, kitchen diner, guest WC, a private rear garden with side access, two double bedrooms and a family bathroom.

With a very popular locality, this home has plenty to offer and will be sold with the NO UPWARD CHAIN. Sat amongst many local Shops, eateries and transport links with easy access to the M6/ M42 Motorway and Birmingham airport.

Additional benefits also include an allocated parking space to the rear and double glazing throughout.

Making an ideal first time buy or investment opportunity- we recommend calling at your earliest convenience to view as we anticipate high viewing interest.

Call us now on 0121 749 7888 to book now!

Entrance Hallway

Lino flooring and central heating radiator.

Lounge

14' 2" x 10' 7" (4.32m x 3.23m)
Double glazed window to front and side elevation, laminate flooring, storage cupboard and central heating radiator.

Kitchen/ Diner

14' 3" x 9' 7" (4.34m x 2.92m)
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, oven, gas hob, extractor hood, tiled to splash prone areas and floor and central heating radiator.

Landing

Loft access and central heating radiator.

Bedroom One

11' 7" x 8' 6" (3.53m x 2.59m)
Double glazed window to front elevation, storage cupboard and central heating radiator.

Bedroom Two

14' 4" x 8' 1" (4.37m x 2.46m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

Obscure double glazed window to side elevation, low level flush WC, bath with shower over, wash hand basin, vinyl flooring, extractor fan and central heating radiator.

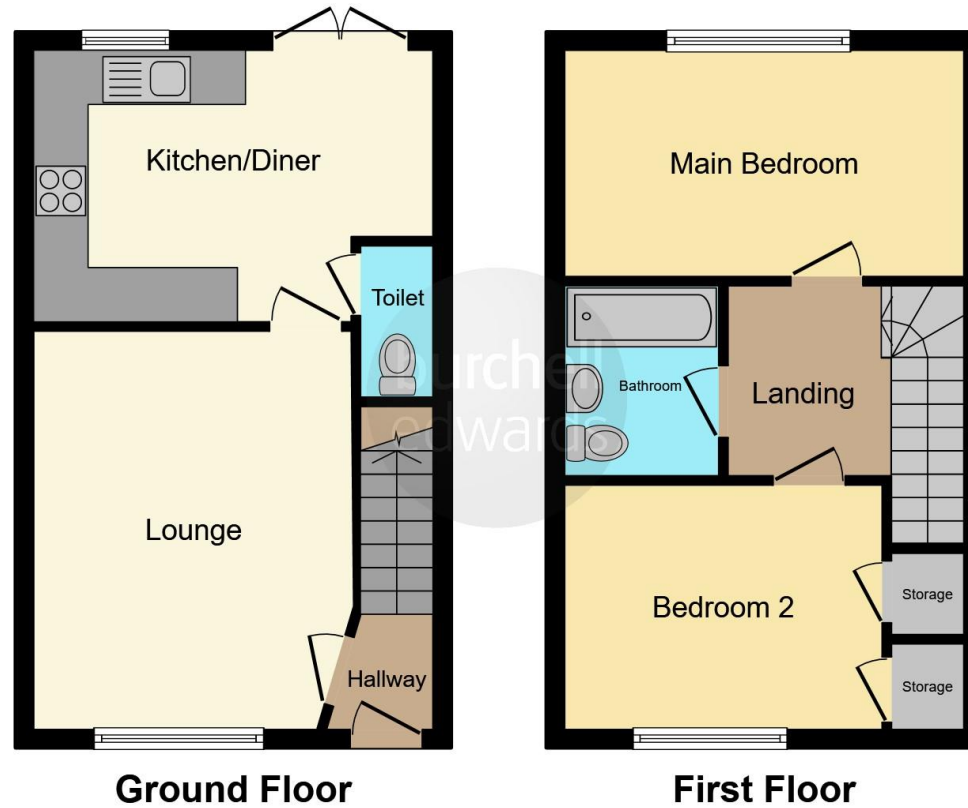
Garden

Patio area, lawn, side gated access and fence to 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: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW208988



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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