



Rowan Way, Chelmsley Wood BIRMINGHAM

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## Property Description

FREEHOLD ON COMPLETION Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Chelmsley Wood area of Birmingham (B37).

The property in brief comprises a large entrance porch, lounge, dining room, kitchen diner, rear garden and three bedrooms and a four piece family bathroom.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

This home would make an ideal investment opportunity or first time buy. Viewings are essential to gain a sense of the space and accommodation available. Please call us on 0121 749 7888 to book now.

## Entrance Porch

Double glazed windows to all elevations and tiled floor.

## Lounge

15' 2" x 15' 1" ( 4.62m x 4.60m )  
Double glazed window to front elevation and laminate flooring.

## Kitchen

15' 2" x 10' 6" ( 4.62m x 3.20m )  
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and grill, gas hob with extractor hood, two storage cupboards, tiling to splash prone areas and tiled floor.

## Landing

Carpet and loft access.

## Bedroom One

11' 6" x 6' 5" ( 3.51m x 1.96m )

Double glazed window to rear elevation and laminate flooring.

## Bedroom Two

14' 10" x 8' 9" ( 4.52m x 2.67m )

Double glazed window to front elevation, fitted wardrobes and laminate flooring.

## Bedroom Three

10' 11" x 6' ( 3.33m x 1.83m )

Double glazed window to front elevation, laminate flooring and fitted wardrobes.

## Bathroom

Double glazed window to rear elevation, corner bath, shower, W.C, wash hand basin, extractor fan and lino flooring.

## Rear Garden

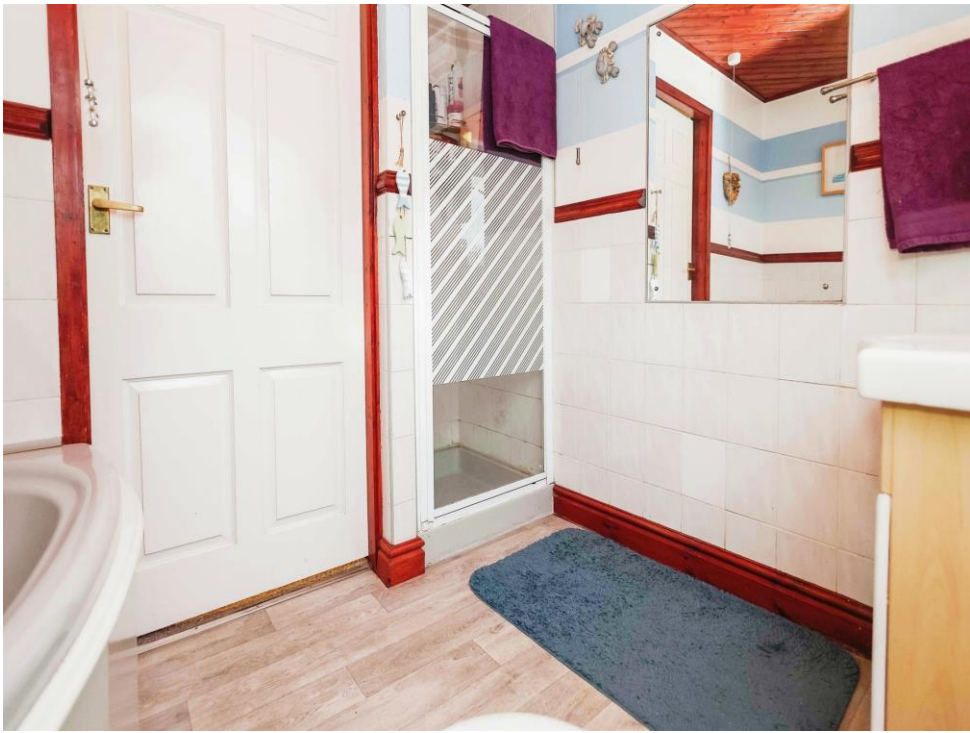
Patio, astro, outside tap, gated rear access and decking area.

## Agents Note

The property is of non-standard construction. We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.















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

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

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 BIRMINGHAM B34 7HR

EPC Rating: E

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW209215](http://burchelledwards.co.uk/Property/CBW209215)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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