



Bucklands End Lane, BIRMINGHAM

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## Property Description

Burchell Edwards are proud to offer this well presented five bedroomed semi- detached property, situated in the Hodge Hill area of Birmingham.

This spacious family home provides ample off-road parking by-way-of a paved driveway and is spread across three stories.

The property in brief compromises an entrance hallway, three receptions to the ground floor, a fitted kitchen and a lean-to with a W.C and plumbing points. To the first floor you will discover three bedrooms, a study/home office and a family bathroom with a separate W.C. To the second floor there two additional bedrooms with and a shower room.

If by now you are not enthralled after discovering all of the internal features and attributes this home has to offer, you will also find a private rear garden that has been well maintained.

Locality of this property is key as it falls within fantastic catchment areas for local schools and commuters will be well aided by the frequent public transport services.

With the additional benefit of double glazing throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

## Front Garden

Driveway with off road parking for three to four vehicles.

## Entrance Hallway

Central heating radiator and lino flooring.

## Lounge

16' 6" x 9' 11" ( 5.03m x 3.02m )  
Double glazed windows to front elevation, laminate flooring and central heating radiator.

## Dining Room

10' 3" x 9' 11" ( 3.12m x 3.02m )  
Double glazed sliding patio doors to rear elevation, central heating radiator and lino flooring.

## Reception Room Three

16' 11" x 7' 8" ( 5.16m x 2.34m )  
Double glazed window to front elevation, central heating radiator and carpet.

## Kitchen

9' 2" x 9' 2" ( 2.79m x 2.79m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled to splash prone areas, central heating radiator and breakfast bar.

## Lean To

Glass roof, space and connections for washing machine, W.C and wash hand basin.

## Landing

Single glazed stained glass window to front elevation and carpet.

## Bedroom One

12' 2" x 9' 11" ( 3.71m x 3.02m )

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

## Seperate W.C

Double glazed window to rear elevation, W.C and tiled walls.

## Bedroom Two

12' 1" x 9' 11" ( 3.68m x 3.02m )

Double glazed window to rear elevation, central heating radiator and laminate flooring.

## Bedroom Three

9' x 7' 11" ( 2.74m x 2.41m )

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

## Study/ Home Office

7' 10" x 5' 10" ( 2.39m x 1.78m )

Double glazed window to rear and side elevations, central heating radiator and laminate flooring.

## Bathroom

Double glazed window to rear elevation, jacuzzi bath, shower cubicle, wash hand basin, tiled floor and central heating radiator.

## Bedroom Four

12' 5" x 7' 8" ( 3.78m x 2.34m )

Two double glazed windows, laminate flooring and central heating radiator.

## Bedroom Five

9' 6" x 7' 11" ( 2.90m x 2.41m )

Double glazed window to rear elevation, central heating radiator and laminate flooring.

## Shower Room

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

## Rear Garden

Lawn and patio areas.













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To view this property please contact Burchell Edwards on

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

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

**EPC Rating: D**

**Tenure: Freehold**

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