



Shelly Close, Birmingham





Property Description

Burchell Edwards offer this three bedroom mid-terrace property situated conveniently in Chemsley Wood (B37). This property is the perfect opportunity for a first time buy or an investment.

In brief this property compromises an entrance porch, hall, lounge, dining room, kitchen, three bedrooms and a modern fitted shower room.

You will also discover gardens to both the front and rear.

Ideally located within close proximity to local amenities, eateries and public transport links, as well as easy access into Birmingham City Centre, Birmingham Airport and Solihull Town Centre, Accessible via a small walkway.

We would recommend a viewing to be essential. Please call us to book now.

Entrance Porch

Triple glazed window to side elevation and carpet.

Entrance Hall

Storage cupboard, carpet and central heating radiator.

Lounge

14' 7" x 12' 9" (4.45m x 3.89m)
Triple glazed windows to front elevation, laminate flooring and central heating radiator.

Dining Room

11' 8" x 8' 8" (3.56m x 2.64m)
Triple glazed window and patio doors to rear elevation, central heating radiator and laminate flooring.

Kitchen

11' 11" x 7' 2" (3.63m x 2.18m)
Triple glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, extractor hood, under stairs storage cupboard and tiled floor.

Landing

Loft access, carpet and storage cupboard.

Bedroom One

14' 10" x 8' 8" (4.52m x 2.64m)

Triple glazed window to front elevation, carpet and central heating radiator.

Bedroom Two

12' x 8' 9" (3.66m x 2.67m)

Triple glazed window to rear elevation, carpet, central heating radiator and storage cupboard.

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.16m)

Triple glazed window to front elevation, carpet, central heating radiator and storage cupboard.

Bathroom

Triple glazed window to rear elevation, W.C, wash hand basin, walk in shower with glass panel, tiled floor, heated towel rail, extractor fan and spotlights.

Rear Garden

Paved patio, shed and rear access.

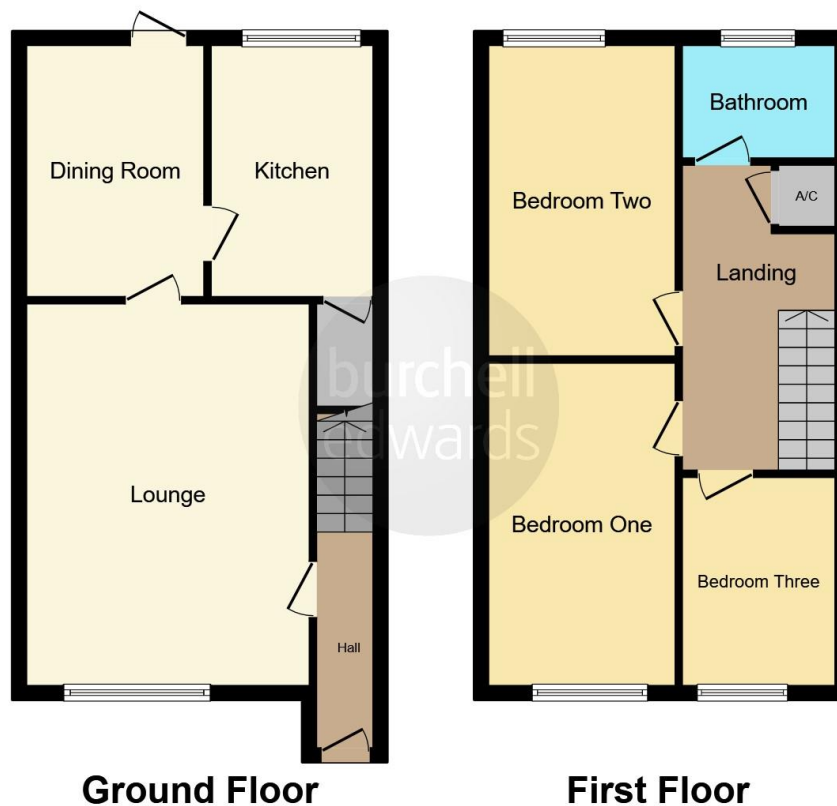
Agents Note

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

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209366



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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