



The Timber Way, BIRMINGHAM

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## Property Description

Burchell Edwards are delighted to offer this modern-style, three bedroom mid terrace property situated in the Shard End area of Birmingham (B34) making a great family home with plenty of space throughout.

The property in brief has off-road parking by way of a two allocated spaces, a lounge, guest W.C, kitchen diner to the rear and a conservatory. Upstairs there is a family bathroom and three bedrooms, two of which are doubles and an En-suite to the master.

To the rear you will discover a low maintenance garden with side access. The property locality is key as it sits among many local amenities, shops and restaurants and falls amongst great school catchments.

Offering easy access to local transport links including the M6 & M42 Motorways this home would make an ideal first time buy. A viewing is essential in order to appreciate the space and accommodation available.

## Entrance Hallway

Carpet and central heating radiator.

## Guest W.C

Double glazed window to front elevation, W.C, wash hand basin and central heating radiator.

## Lounge

17' 7" x 11' 10" ( 5.36m x 3.61m )  
Double glazed window to front elevation, two central heating radiators and laminate flooring.

## Kitchen/ Diner

15' x 9' 1" ( 4.57m x 2.77m )

Double glazed patio doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor fan, tiling to splash prone areas, tiled flooring and storage cupboard.

## Conservatory

8' 11" x 7' 4" ( 2.72m x 2.24m )

Double glazed windows all round and tiled flooring.

## Landing

Carpet and loft access.

## Bedroom One

10' 2" x 8' 6" ( 3.10m x 2.59m )

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

## Bedroom Two

11' 11" x 8' 8" ( 3.63m x 2.64m )

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

## En-Suite

Shower cubicle with rainfall shower, wash hand basin, W.C, lino flooring, spotlights and heated towel rail.

## Bedroom Three

8' 8" x 6' 3" ( 2.64m x 1.91m )

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

## Bathroom

Double glazed window to rear elevation, bath with rainfall shower, wash hand basin, W.C, heated towel rail, laminate flooring, extractor and spotlights.

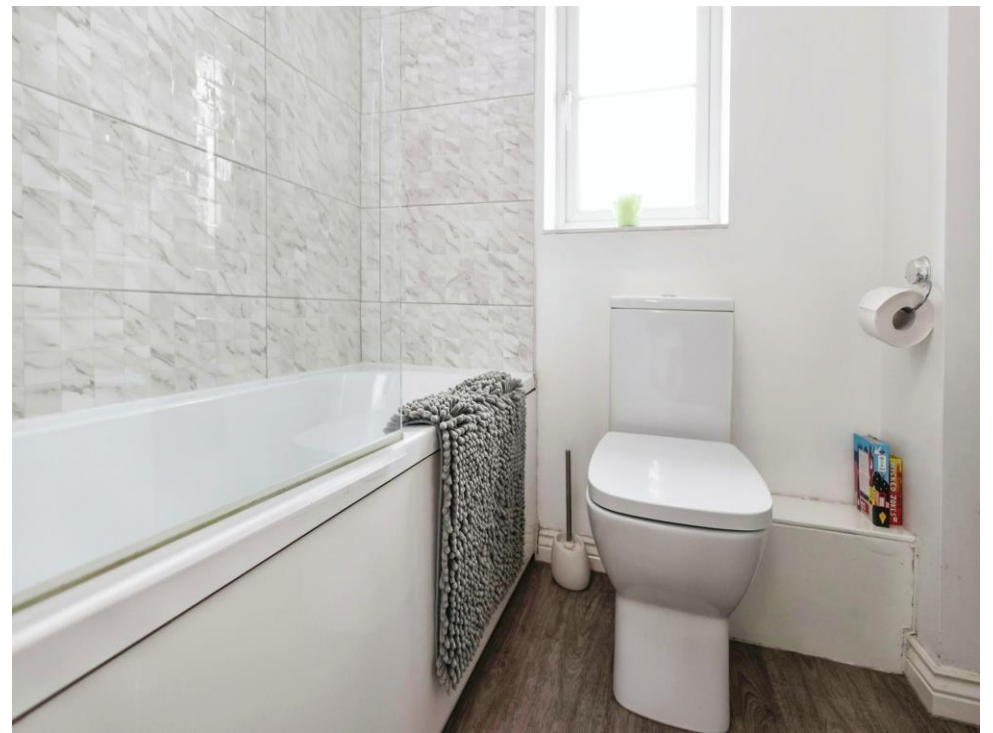
## Rear Garden

Astro turf, patio area and gated side access.

## Parking

Two allocated parking spaces to the side of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW209504](http://burchelledwards.co.uk/Property/CBW209504)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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