



Musborough Close, Birmingham





## Property Description

This is a fantastic three bedroom property in a perfect location in Castle Bromwich, ideal for a first time buyer looking for a property with no work needed! Family lounge, modern fitted kitchen, downstairs wc, two double bedrooms and a generous single third bedroom, family bathroom and plenty of storage. Paved rear garden with side access, paved front driveway for off road parking which could be extended. Close to great school shops and amenities. This truly is a fantastic property that wont be around for long!

## Entrance Hallway

Double glazed door to front elevation, double glazed door to rear elevation, central heating radiator, laminate flooring, spotlights and storage cupboard.

## Kitchen

9' 9" x 14' 4" ( 2.97m x 4.37m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, integrated double oven and microwave, cooker hood, integrated dishwasher and fridge freezer, breakfast bar, laminate flooring, central heating radiator and spotlights.

## Lounge

14' 2" x 11' 3" max ( 4.32m x 3.43m max )  
Two double glazed windows to front elevation, central heating radiator and laminate flooring.



## Landing

Double glazed window to side elevation, storage cupboard, laminate flooring, central heating radiator and airing cupboard housing central heating boiler.

## Bedroom One

14' x 8' 10" ( 4.27m x 2.69m )

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

## Bedroom Two

12' 9" plus recess x 8' 9" ( 3.89m plus recess x 2.67m )

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

## Bedroom Three

9' 9" x 6' 8" ( 2.97m x 2.03m )

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

## Bathroom

Double glazed window to rear elevation, bath, wash hand basin, W.C, full height tiled and heated towel rail.

## W.C Ground Floor

Double glazed window to rear elevation, wash hand basin, W.C and heated towel rail.

## Front Garden

Driveway with off road parking.

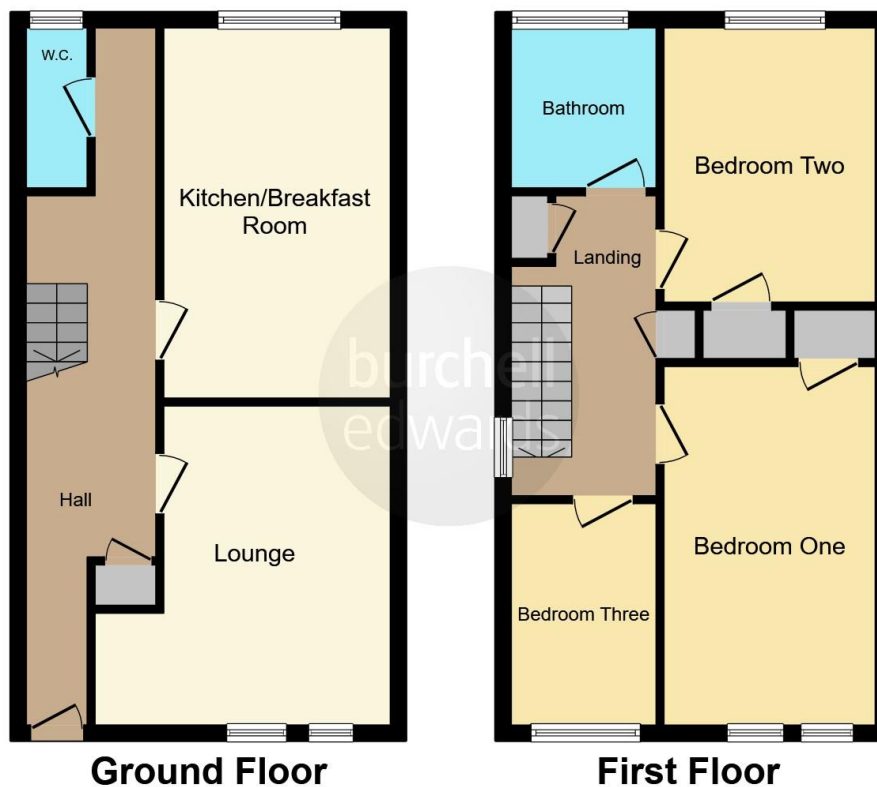
## Rear Garden

Paved rear garden with gates side access, outside plugs and tap, two storage sheds and security light.









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

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

2-4 Hurst Lane  
BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/CBW209494](http://burchelledwards.co.uk/Property/CBW209494)**



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBW209494 - 0003