



Heath Way, BIRMINGHAM

burchell
edwards



Property Description

Burchell Edwards are proud to offer this two bedroom semi-detached home with no upwards chain. This property sits on fantastic grounds hidden away from the main road with a private rear garden which backs onto a school. The property itself is spacious throughout with a large living/dining room, utility passage and kitchen completing downstairs and two large double bedrooms and separate W/C and bathroom rounding off the first floor. The property has plenty of storage throughout and offers the potential to extend (STPP).

Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations and lino flooring.

Entrance Hallway

Door to front elevation, double glazed window to side elevation, storage cupboard and carpet.

Lounge

21' 5" x 11' 5" (6.53m x 3.48m)
Double glazed windows to front and rear elevations, two central heating radiators and carpet.

Kitchen

9' 8" x 8' 2" (2.95m x 2.49m)
Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, washing machine, electric oven, cooker hood and wooden flooring.

Landing

Double glazed window to side elevation, carpet, loft access and storage cupboard.

Bedroom One

9' 11" x 14' 7" into chimney recess (3.02m x 4.45m into chimney recess)

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

Bedroom Two

11' 4" x 11' 9" into door recess (3.45m x 3.58m into door recess)

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

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath, shower cubicle, central heating radiator and lino flooring.

Ground Floor W.C

Double glazed window to side elevation, wash hand basin, W.C and lino flooring.

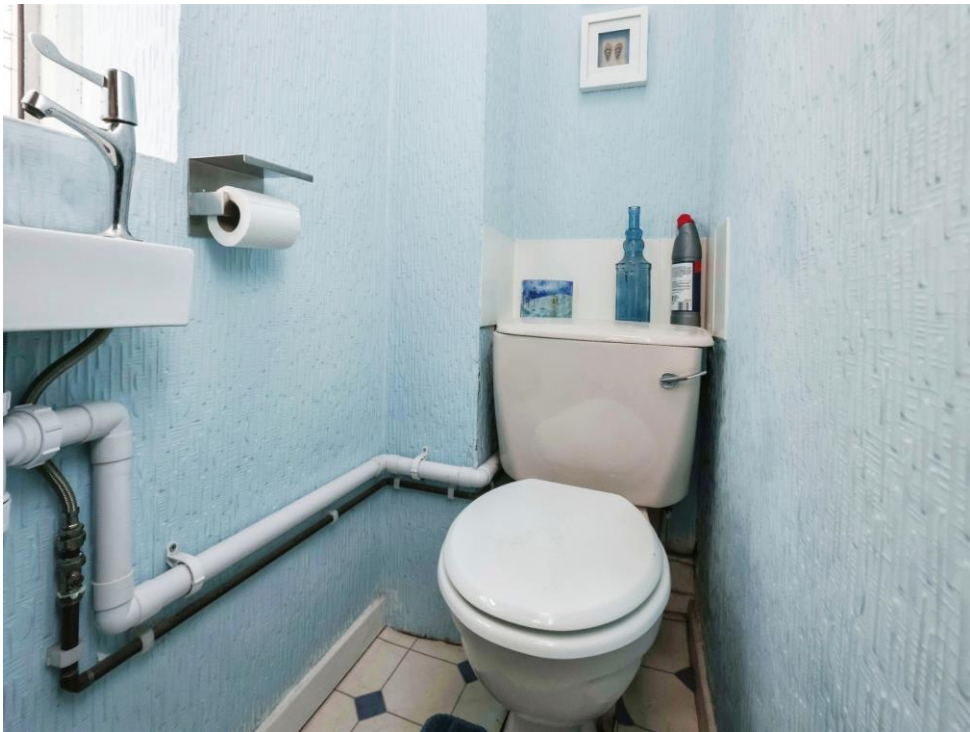
Front Garden

Paved pathway, laid lawn and side entrance.

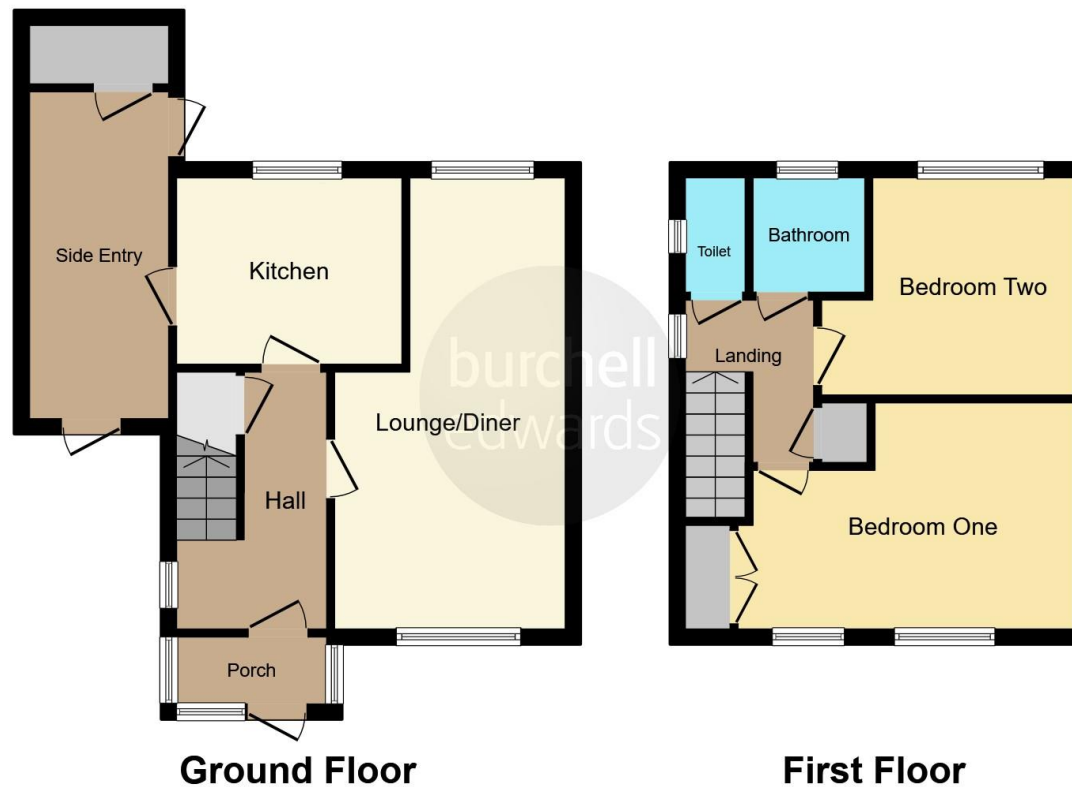
Rear Garden

Block paved patio, laid lawn, shrubs, plants and side access.









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

To view this property please contact Burchell Edwards on

Awaiting Photograph

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209567



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209567 - 0007