



Starling Grove, Birmingham





## Property Description

Burchell Edwards Castle Bromwich are delighted to offer this well presented three bedroom terraced property, situated in the Smiths Wood area of Birmingham (B36).

This spacious family home has plenty to offer and in brief consists of an entrance hall, guest W.C, lounge, fitted kitchen diner, three bedrooms and a family shower room. Carrying a beautiful natural light throughout, you will also find there is a private, low maintenance garden to the rear.

Parking can be found to the rear by-way of an allocated space for two cars (in tandem).

Sit amongst many local amenities, fantastic school catchments and great access to public transport links and M6/M42 Motorways. Additional benefits include gas central heating and double glazing throughout.

We recommend an early viewing to be essential in order to appreciate the space and accommodation available. Please call at your earliest convenience as we anticipate high viewing interest.

## Entrance Hallway

Laminate flooring and central heating radiator.

## Guest W.C

W.C, wash hand basin, extractor, vinyl flooring and heated towel rail,

## Lounge

15' 5" x 12' 2" ( 4.70m x 3.71m )  
Double glazed window and patio doors to rear elevation, storage cupboard, laminate flooring and two central heating radiators.

## Kitchen/ Diner

11' not into bay x 8' 4" ( 3.35m not into bay x 2.54m )  
Double glazed bay window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, integrated oven and grill, vinyl flooring, tiling to splash prone areas and central heating radiator.

## Landing

Loft access, carpet, central heating radiator and storage cupboard.

## Bedroom One

10' 10" not into bay x 9' 1" ( 3.30m not into bay x 2.77m )

Double glazed bay window to front elevation, double glazed window to front elevation, fitted wardrobe with sliding doors, central heating radiator and carpet.

## Bedroom Two

10' 4" x 5' 6" ( 3.15m x 1.68m )

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

## Bedroom Three

7' 2" x 6' 3" ( 2.18m x 1.91m )

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

## Bathroom

Shower cubicle with rainfall shower over, W.C, wash hand basin, extractor fan, vinyl flooring and heated towel rail.

## Front Garden

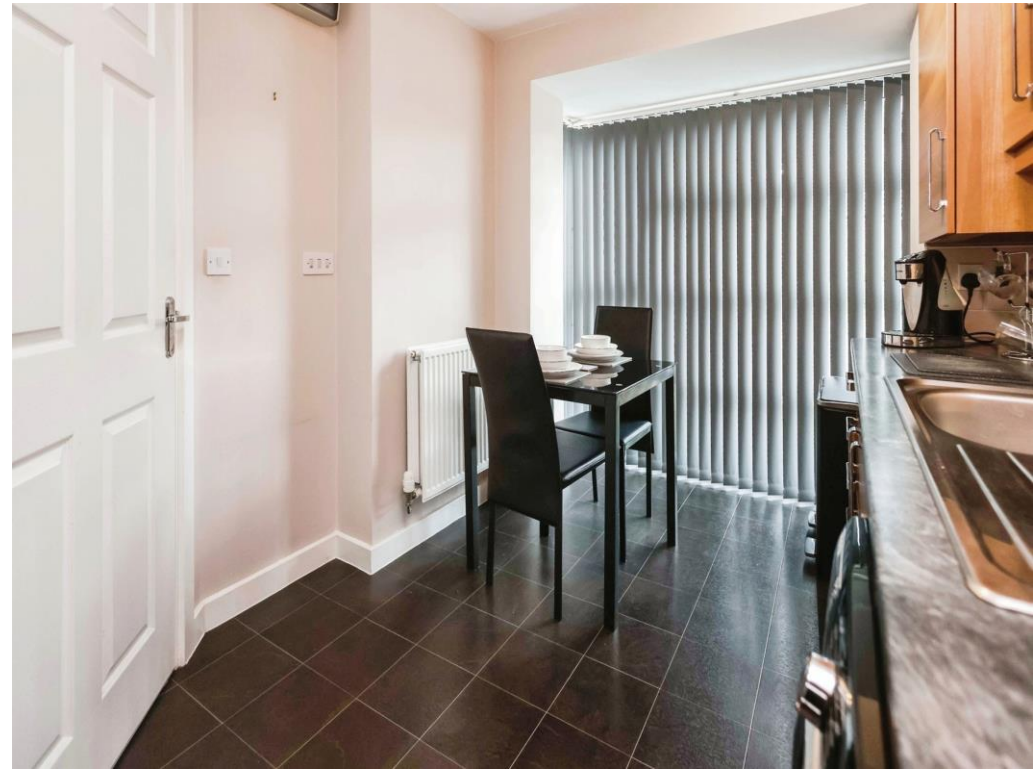
Astro turf.

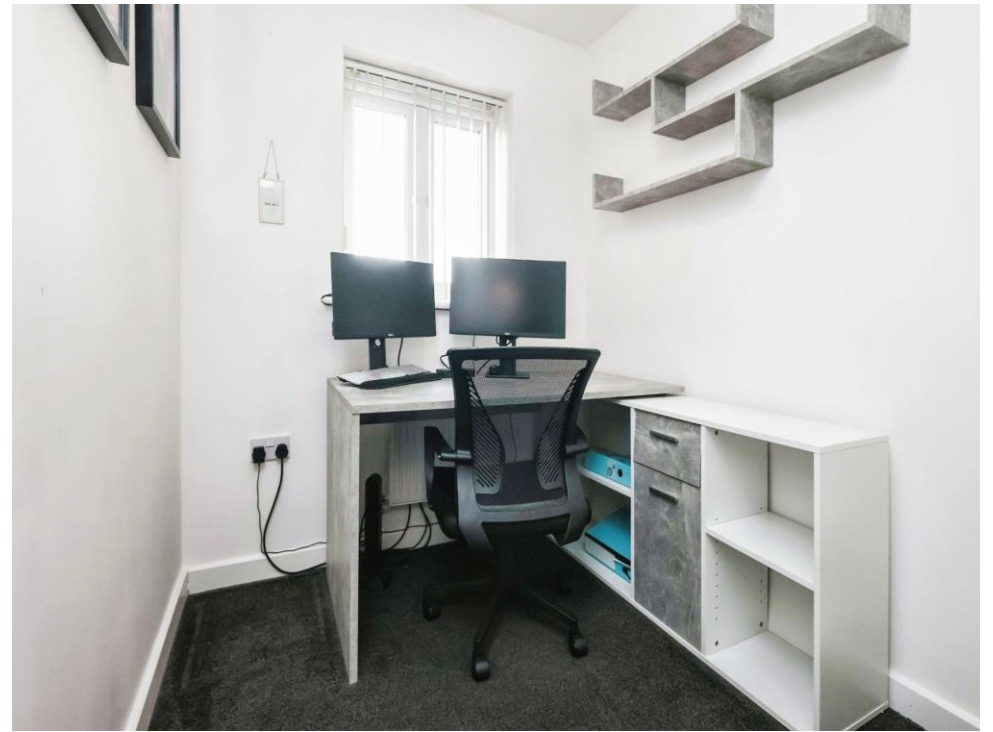
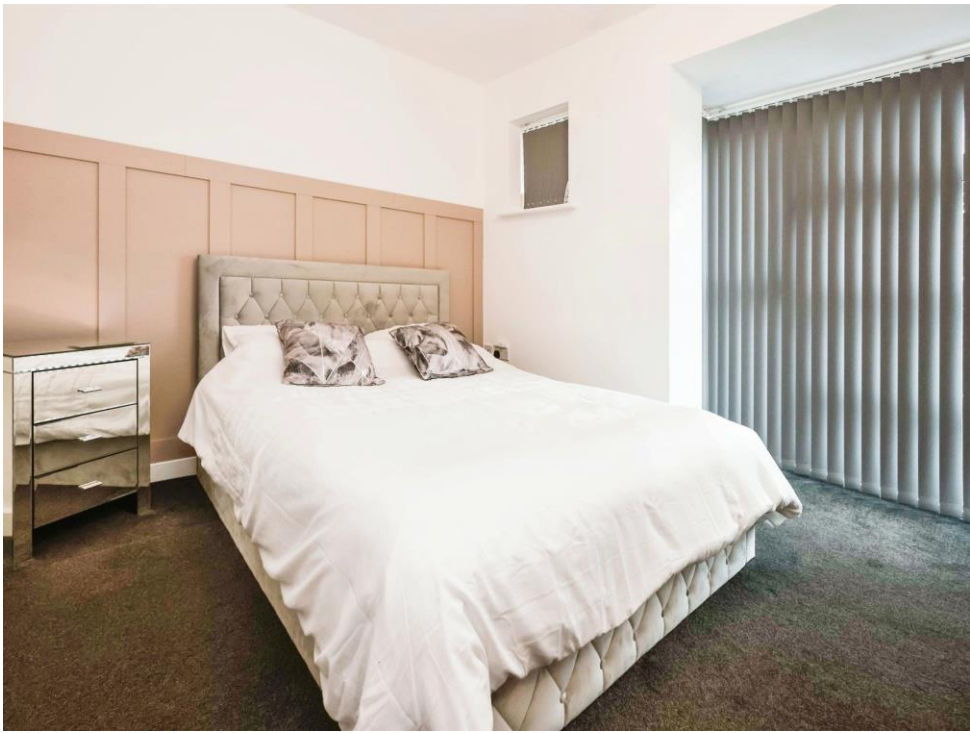
## Rear Garden

Gated rear access, astro turf and decking area.

## Parking

Two allocated parking spaces at rear.









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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: C

Tenure: Freehold

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