



Cherwell Drive, Birmingham

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## Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Smiths Wood area of Birmingham (B36). Sold with no upward chain, the property in brief comprises an entrance porch, open lounge, kitchen diner, conservatory, guest W/C, home office/study (garage conversion), private rear garden with side access and three bedrooms including a shower room to the master and a family bathroom.

You will also discover off-road parking by way of a driveway.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

As this home is beautifully presented, it would make an ideal purchase for a growing family or the perfect first time buy.

## Entrance Porch

Spotlights, tiling to walls and tiled flooring.

## Entrance Hallway

Spotlights, central heating radiator, laminate flooring and under stairs storage cupboard.

## W.C

W.C, wash hand basin and tiled flooring.

## Lobby

A range of wall and base storage units and hard wood flooring.

## Lounge

15' 8" x 15' 2" ( 4.78m x 4.62m )  
Laminate flooring, central heating radiator and double glazed double doors into conservatory.

## Home Office

10' 3" x 8' 3" ( 3.12m x 2.51m )  
Double glazed window to side elevation and hard wood flooring.

## Kitchen/ Diner

14' 5" x 9' 4" ( 4.39m x 2.84m )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, extractor hood, fridge freezer, four ring gas hob, tiled flooring, tiling to splash prone areas and central heating radiator.

## Conservatory

9' 8" x 9' 3" ( 2.95m x 2.82m )  
Double glazed doors and window to side elevation, double glazed windows to rear elevation, central heating radiator and laminate flooring.

## Landing

Carpet, loft access and storage cupboard.

## Bedroom One

15' 6" x 9' 7" ( 4.72m x 2.92m )  
Double glazed window to rear elevation, carpet and central heating radiator.

## En-Suite

Shower cubicle, W.C, wash hand basin, spotlights, tiling to walls and tiled flooring.

## Bedroom Two

11' 4" x 9' 8" ( 3.45m x 2.95m )  
Double glazed window to front elevation, laminate flooring and central heating radiator.

## Bedroom Three

11' 4" x 9' 8" ( 3.45m x 2.95m )  
Double glazed window to rear elevation, carpet and central heating radiator.

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with rainfall shower over, central heating radiator, tiling to walls and tiled flooring.

## Rear Garden

Paved patio and gated rear access.

## Front Garden

Driveway providing off road parking.









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EPC Rating: C

Tenure: Freehold

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