



Swift Close, Birmingham

burchell
edwards



Property Description

CONDENSING BOILER
WALL INSULATION*
UNTIL JULY 2034*

*EXTERNAL
*EICR CERTIFIED

Burchell Edwards are delighted to present this three bedroom end-terrace property situated in the Smiths Wood area of Birmingham (B36). The property in brief comprises an entrance hall, lounge, kitchen diner, three bedrooms and a family bathroom.

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.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

This home may be in need of some modernisation but would make an ideal investment opportunity or first time buy.

Viewings are essential to gain a sense of the space and accommodation available.

Entrance Hallway

Double glazed window to front elevation, central heating radiator, stairs to first floor accommodation and meter cupboard.

Lounge

12' 10" x 12' 4" (3.91m x 3.76m)
Double glazed window to rear elevation, central heating radiator, tile effect flooring and double glazed French doors into:

Kitchen

18' 7" x 8' 10" (5.66m x 2.69m)
Double glazed door and window to rear elevation, double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine, tiling to splash prone areas, tiled flooring and central heating radiator.



Landing

Double glazed window to front elevation, loft access, exposed floorboards, central heating radiator and storage cupboard housing central heating boiler.

Bedroom One

14' 11" x 8' 7" (4.55m x 2.62m)

Double glazed window to rear elevation, central heating radiator, exposed floor boards and large storage cupboard.

Bedroom Two

10' 3" x 6' 9" (3.12m x 2.06m)

Double glazed window to rear elevation, central heating radiator and exposed floor boards.

Bedroom Three

10' 4" x 6' 7" (3.15m x 2.01m)

Double glazed window to rear elevation, exposed floor boards and central heating radiator.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with electric shower over, panelling to three walls and tiling to the other, central heating radiator and tile effect flooring.

Front Garden

Laid to lawn with a paved pathway to entrance.

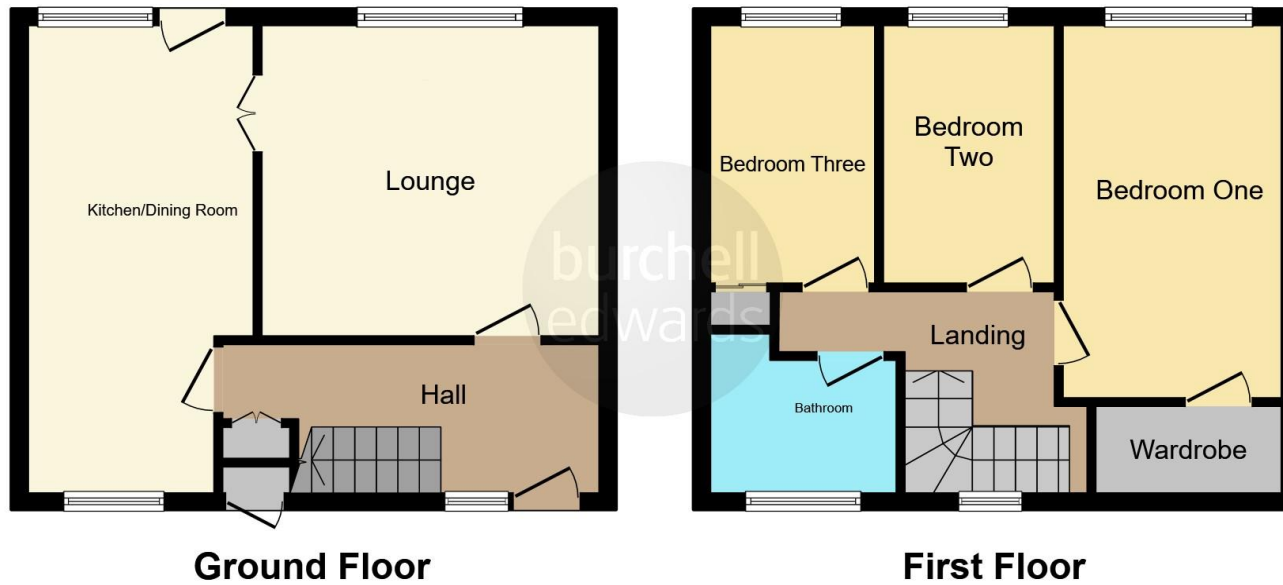
Rear Garden

Paved patio, laid to lawn and brick built storage shed.









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

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

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209730



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: CBW209730 - 0003