



Wardour Drive, Birmingham

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Property Description

Burchell Edwards are delighted to present this three bedroom semi-detached property situated in the Chelmsley Wood area of Birmingham (B37).

The property in brief comprises an entrance porch, through lounge diner, fitted kitchen, private rear garden and three bedrooms and a family shower room.

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 will be sold with no upward chain, it would make an ideal investment opportunity or the perfect first time buy or the growing family.

Off-road parking can be found upon arrival by-way-of a side garage and a block paved driveway. Viewings are essential to gain a sense of the space and accommodation available.

Entrance Porch

Carpet flooring.

Entrance Hallway

Carpet flooring and central heating radiator.

Lounge

27' 9" x 12' 8" (8.46m x 3.86m)
Double glazed window to front elevation, double glazed window to rear elevation, two central heating radiators and carpet.

Kitchen

9' 9" x 7' 6" (2.97m x 2.29m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, oven and grill, four ring gas hob with extractor, space and plumbing for washing machine, central heating radiator, storage cupboard, vinyl flooring, pantry and tiling to splash prone areas.

Landing

Double glazed window to side elevation, carpet, loft access and airing cupboard housing central heating boiler.

Bedroom One

12' 3" x 8' 1" (3.73m x 2.46m)

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

Bedroom Two

14' 3" x 9' 8" (4.34m x 2.95m)

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

Bedroom Three

10' 3" x 6' 8" (3.12m x 2.03m)

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

Shower Room

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

Front Garden

Block paved driveway providing off road parking.

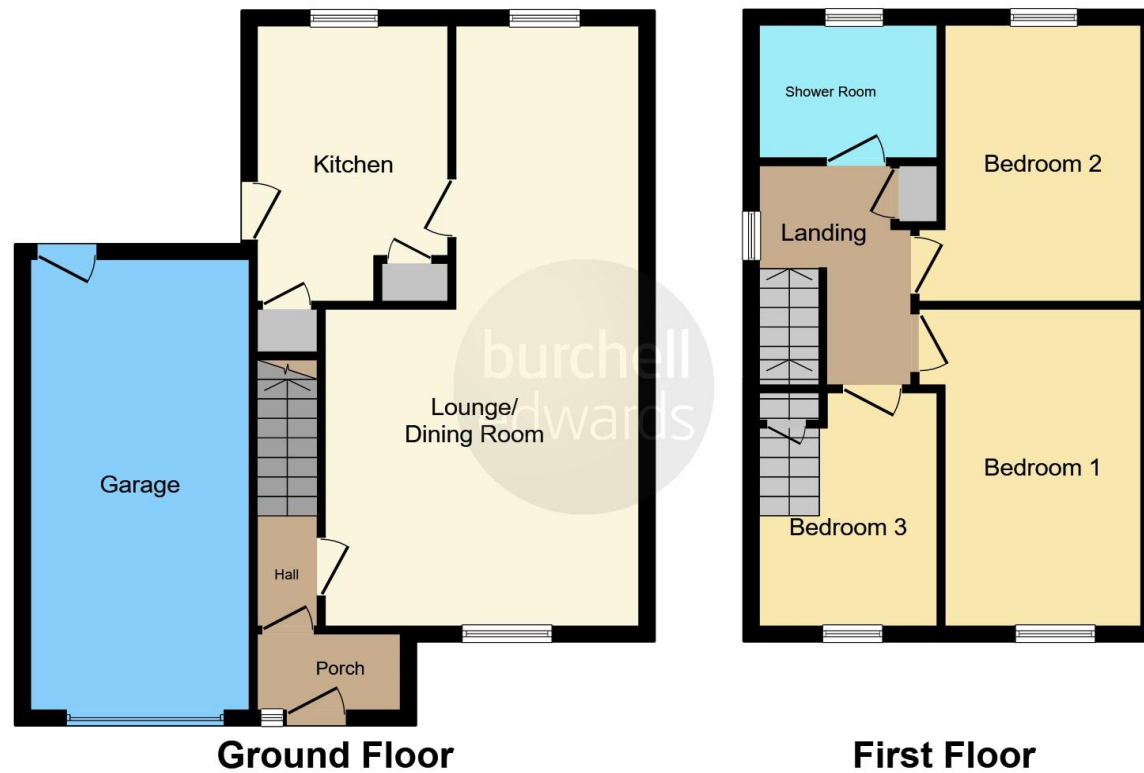
Rear Garden

Laid to lawn, patio area and pond.









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

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EPC Rating: Awaiting

Tenure: Freehold

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