



Timberley Lane, BIRMINGHAM



Timberley Lane, BIRMINGHAM, B34 7DN

for sale offers in the region of
£215,000



Property Description

Burchell Edwards are delighted to offer this very well presented two bedroom mid terrace home in a great location in Shard End (B34).

In brief the property compromises an entrance porch, hallway, great size family lounge with dining space, modern fitted kitchen, two double bedrooms, modern fitted family bathroom, large rear garden and block-paved foregarden to the front.

Sat close to many local transport links, schools and shops, this home would make the ideal purchase for a first time buyer who is looking to move straight in to a modern home without needing any work.

We recommend calling at your earliest convenience to view, as we anticipate high viewing interest and expect this will not be around for long!

Entrance Porch

Door to front elevation and laminate flooring.

Entrance Hallway

Central heating radiator and meter cupboard.

Lounge

21' 4" not into bay x 11' 5" into door recess (6.50m not into bay x 3.48m into door recess)

Double glazed bay window to front elevation, double glazed patio doors to rear elevation, laminate flooring and central heating radiator.

Kitchen

9' 8" into door recess x 8' 2" (2.95m into door recess x 2.49m)

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, induction hob with extractor hood, space and plumbing for washing machine, vinyl flooring, spotlights and tiling to splash prone areas.

Landing

Loft access via hatch, two storage cupboards and carpet.

Bedroom One

9' 10" into fitted wardrobe x 14' 5" max (3.00m into fitted wardrobe x 4.39m max)

Two double glazed windows to front elevation, central heating radiator, fitted wardrobes with sliding mirrored doors, storage cupboard, central heating boiler and carpet.

Bedroom Two

11' 5" x 11' 3" (3.48m x 3.43m)

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

Bathroom

Two double glazed windows to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, spotlights and vinyl flooring.

Rear Garden

Artificial lawn, decked area, patio area, outside tap, two brick built storage sheds and fencing to all boundaries.

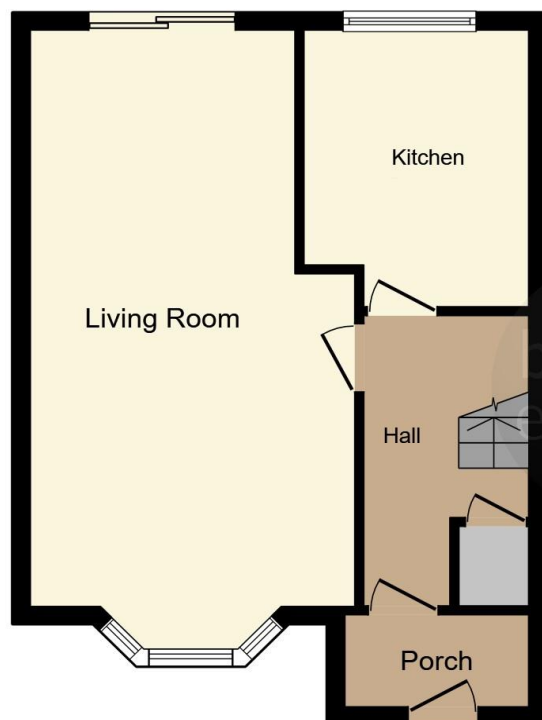
Side Entry

Slabbed flooring.

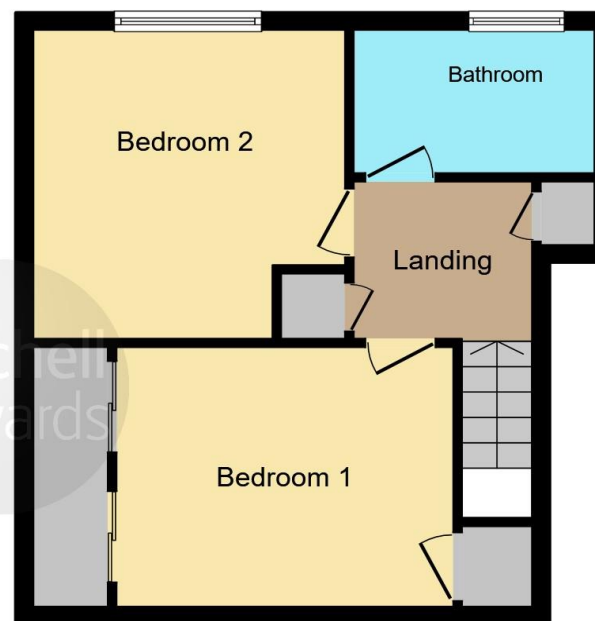








Ground Floor



First Floor

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 Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210045



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