



Heath Way, Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to offer this two bedroom semi-detached bungalow, sold with no upward chain, making an ideal purchase for people wishing to downsize or move to accommodation that is all on ground level.

The property in brief comprises an entrance porch, hallway, lounge, kitchen diner, conservatory, two bedrooms and a four piece family bathroom. Parking can be found by-way-of a driveway with a dropped kerb and a garage.

Sit amongst many local shops, eateries and amenities, surrounded by great transport links with easy access to the M6/ M42 Motorway and Birmingham airport.

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 Porch

Vinyl flooring.

Entrance Hallway

Vinyl flooring, storage cupboard, central heating radiator and loft access via hatch.

Lounge

21' 9" max into chimney recess x 18' 6" max (6.63m max into chimney recess x 5.64m max)
L shaped room. Double glazed sliding doors to rear elevation, central heating radiator, laminate flooring, spotlights and log burner.

Bedroom One

10' 10" not into bay x 9' 3" (3.30m not into bay x 2.82m)
Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Two

9' 7" x 7' 4" (2.92m x 2.24m)
Double glazed window to front elevation, central heating radiator and vinyl flooring.

Kitchen/ Diner

21' 1" max x 12' 9" max (6.43m max x 3.89m max)
L shaped room. Double glazed windows and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine and dishwasher, vinyl flooring, tiling to splash prone areas and spotlights.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle with rainfall shower, verticle wall radiator, bath, vinyl flooring and tiling to walls.

Conservatory

9' 10" x 9' 4" (3.00m x 2.84m)
Double glazed sliding doors to rear elevation, double glazed windows all around and tiled flooring.

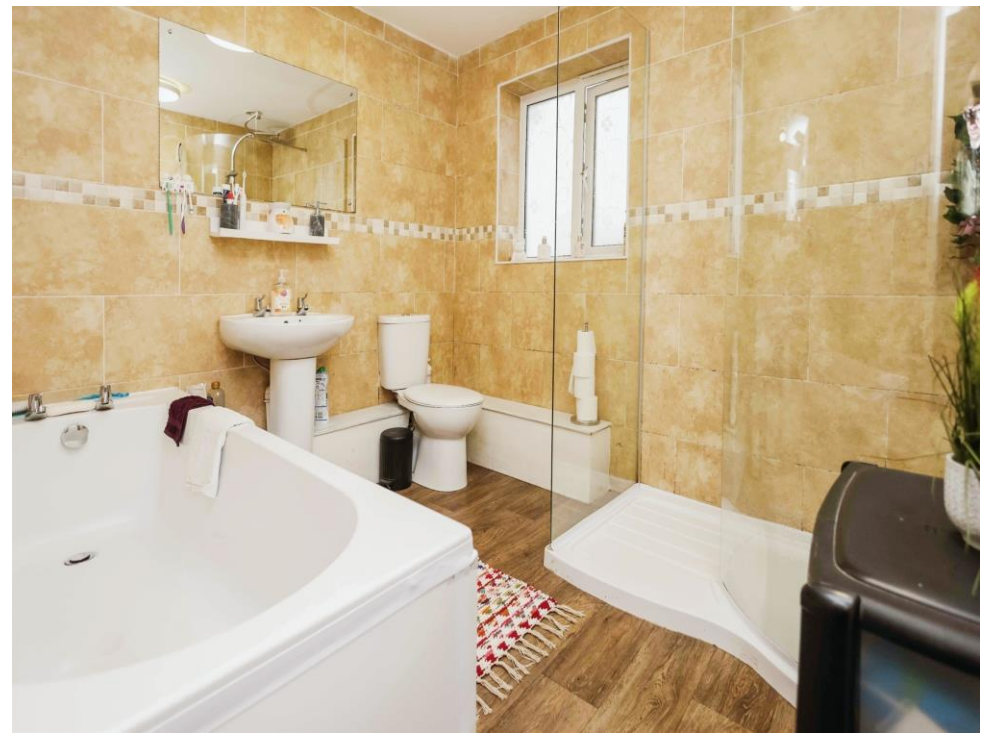
Front Garden

Driveway providing off road parking and access to garage.

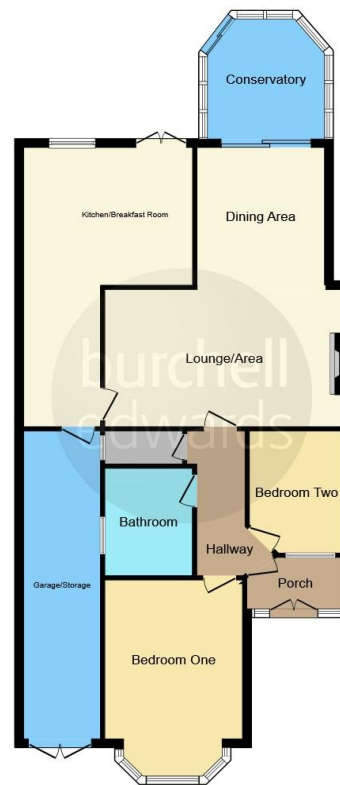
Rear Garden

Slated area, patio area and outside tap.









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: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210012



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: CBW210012 - 0003