



Woodford Avenue, Birmingham







## Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached property, conveniently located in the heart of Castle Bromwich, Birmingham (B36).

The property in brief comprises an entrance porch, two reception rooms, a good sized kitchen diner and a mature private rear garden that has been well maintained. To the first floor there are three bedrooms, two of which are doubles and a family bathroom with separate W/C.

Upon arrival you will discover ample off-road parking by way of a driveway and garage. Although it may be in need of some modernisation, it carries a beautiful natural light throughout and is very clean and tidy to live in as is.

The locality of this property is key as it falls within fantastic catchment areas for local schools, nearby many local shops/amenities and eateries. Commuters will be well aided by the frequent public transport services, not to mention the easy accessibility to the M6 motorway.

With the additional benefits of double glazing and gas central heating where specified, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Porch

Double glazed window to front elevation, two double glazed windows to side elevation, vinyl flooring and storage.

## Entrance Hallway

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

## W.C

W.C, wash hand basin and storage cupboard.

## Lounge

17' 8" into recess x 13' 2" max ( 5.38m into recess x 4.01m max )

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

## Dining Room

13' 9" into bay x 10' 11" max into chimney recess ( 4.19m into bay x 3.33m max into chimney recess )

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

## Kitchen

17' 8" x 7' 8" ( 5.38m x 2.34m )

Double glazed window to rear elevation, double glazed door and window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob, tiling to splash prone areas, central heating radiator, vinyl flooring and pantry.

## Landing

Loft access and carpet.

## Bedroom One

14' 4" into bay x 10' 2" max into fitted wardrobe ( 4.37m into bay x 3.10m max into fitted wardrobe )  
Double glazed window to front elevation and central heating radiator.

## Bedroom Two

10' 6" into door recess x 13' 2" into wardrobe ( 3.20m into door recess x 4.01m into wardrobe )  
Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

## Bedroom Three

9' 4" x 6' 9" ( 2.84m x 2.06m )  
Double glazed window to front elevation, central heating radiator, carpet and storage cupboard.

## W.C

Double glazed window to side elevation, W.C and vinyl flooring.

## Bathroom

Double glazed window to rear elevation, wash hand basin, bath, shower, spotlights, vinyl flooring, heated towel rail and tiling to splash prone areas.

## Rear Garden

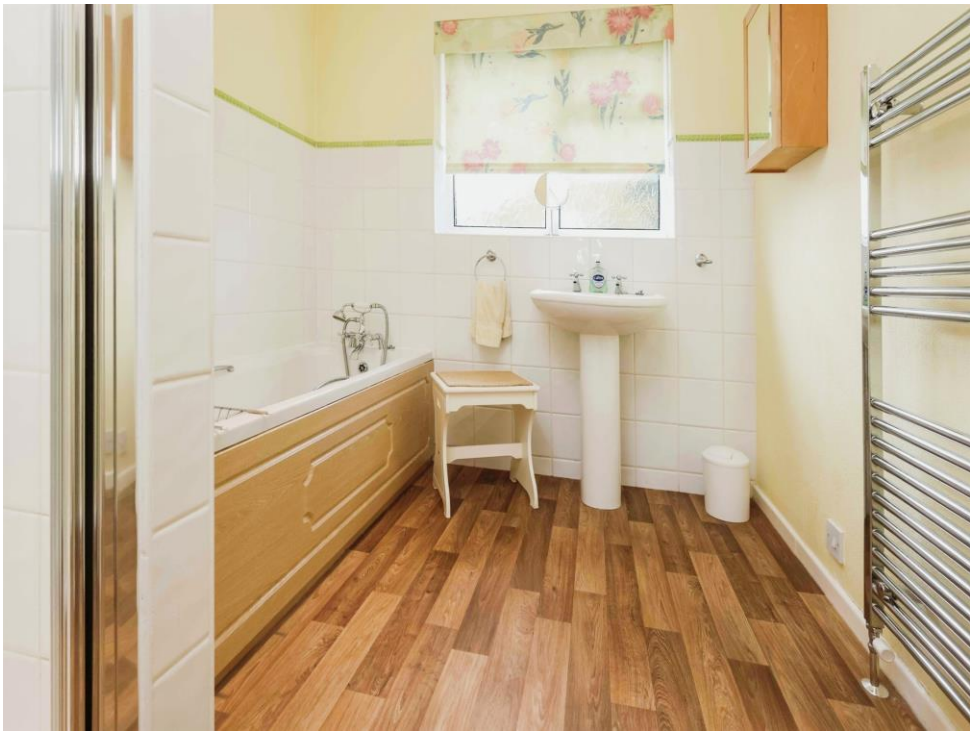
Laid to lawn, block paved patio area, trees and shrubs.

## Front Garden

Driveway providing off road parking and access to garage at side.















**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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

**EPC Rating: D**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/CBW210181](http://burchelledwards.co.uk/Property/CBW210181)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: CBW210181 - 0004**