



Marlene Croft, Birmingham



Property Description

FREEHOLD ON COMPLETION property with no upwards chain, three bedroom end of terraced situated in a popular part of Chelmsley Wood, Birmingham. This family is spacious throughout and would be an ideal purchase for first time buyers, families or landlords.

Situated in a convenient residential location having access to local amenities such as shops, schools and parks, it is in close proximity to Marston Green Train Station and offers good travel links to Solihull, Birmingham and the M42.

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.

Entrance Porch

Double glazed door and window to front elevation and carpet.

Lounge

15' 2" max x 15' 3" (4.62m max x 4.65m)
Double glazed bay window to front elevation, two central heating radiators, carpet and stairs to first floor accommodation.

Kitchen

10' 6" x 15' 2" (3.20m x 4.62m)
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, washing machine, central heating radiator, lino flooring and two storage pantrys.



Landing

Loft access, carpet and airing cupboard.

Bedroom One

14' 11" max x 8' 8" (4.55m max x 2.64m)
Double glazed window to front elevation,
central heating radiator and carpet.

Bedroom Two

10' 4" x 8' 8" into door recess (3.15m x 2.64m into
door recess)
Double glazed window to rear elevation,
central heating radiator and carpet.

Bedroom Three

11' 3" x 6' 4" (3.43m x 1.93m)
Double glazed window to front elevation,
central heating radiator, carpet and storage
cupboard.

Bathroom

Double glazed window to rear elevation, wash
hand basin, bath with hand held shower and
carpet.

W.C

Double glazed window to rear elevation, W.C
and lino flooring.

Front Garden

Laid to lawn, shrubs and plants.

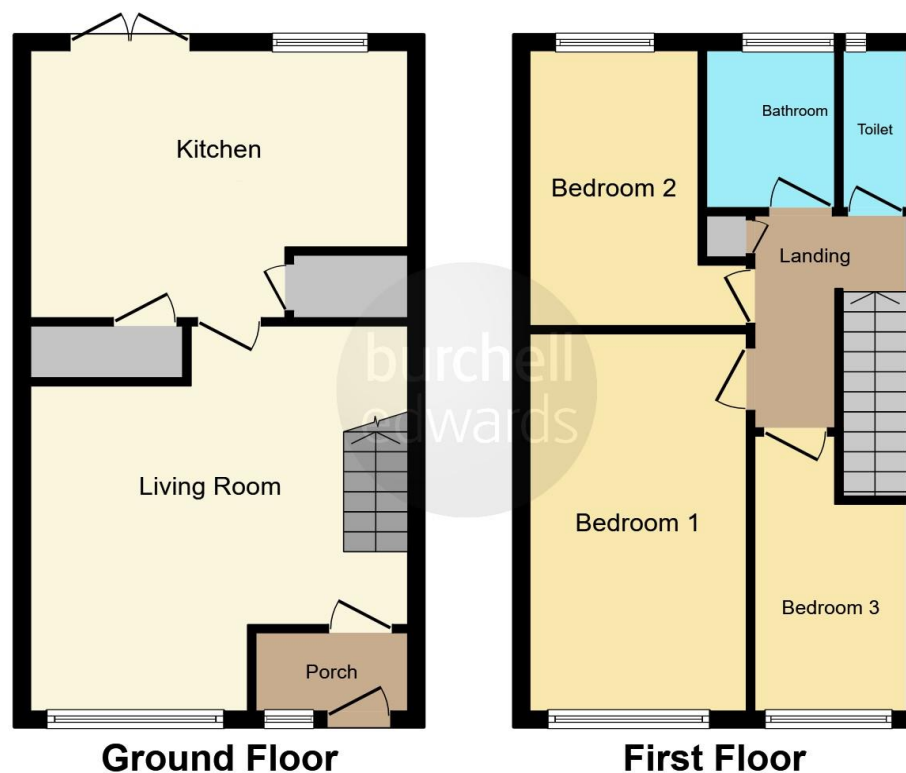
Rear Garden

Laid to lawn, shrubs, plants, access to rear
and access to garage.









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: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210157

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: CBW210157 - 0009