



Hereford Walk, BIRMINGHAM

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Property Description

Burchell Edwards are delighted to bring to market this beautifully presented three bedroom terraced home, situated on the edge of the very popular area of Marston Green, Birmingham (B37).

Making an ideal purchase for first time buyers, couples or growing families alike, this property is ready for buyers to move straight into with no works needed.

The property comprises of an entrance porch, lounge, modern fitted kitchen, conservatory, three bedrooms and a family bathroom. Upon arrival you will discover a lawned forgarden and to the rear a low maintenance garden, enclosed with fenced borders and a garage that can be accessed at the rear of the property.

Superbly located for local schools and amenities, neighbouring areas such as Chelmsley Wood, Kitts Green and Tile Cross. Commuters will be well aided by the frequent public transport links that are surrounded and only a short distance from Marston Green Train Station.

We recommend calling at your earliest convenience to view as we anticipate high viewing interest.

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 windows to front and side elevations and tiled flooring.

Entrance Hallway

Stairs to first floor accommodation, spotlights and carpet.

Lounge

15' 1" x 11' 9" (4.60m x 3.58m)

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

Kitchen/ Diner

10' 5" x 14' 10" (3.17m x 4.52m)

Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, five ring gas hob with extractor, integrated oven and microwave, space and plumbing for dishwasher and washing machine, central heating radiator, storage cupboard housing meters, tiled flooring, tiling to splash prone areas, spotlights and fridge freezer.

Conservatory

13' 6" x 8' 3" (4.11m x 2.51m)

Double glazed patio doors and two windows to rear elevation, spotlights and tiled flooring.

Landing

Carpet, cupboard housing central heating boiler and loft access via hatch.

Bedroom One

14' 9" x 8' 6" max into wardrobe (4.50m x 2.59m max into wardrobe)

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

Bedroom Two

10' 10" x 8' 7" max into door recess (3.30m x 2.62m max into door recess)

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

Bedroom Three

11' 2" x 6' 3" max into recess (3.40m x 1.91m max into recess)

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

Bathroom

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

Front Garden

Lawned area with pathway to front door.

Rear Garden

Patio area, artificial lawn area, gated access to rear and access to garage.

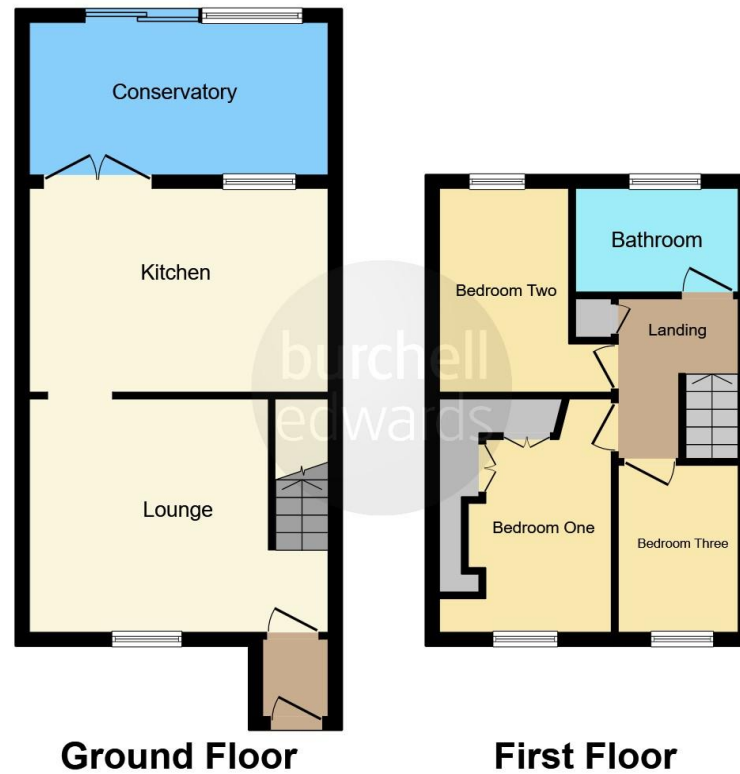
Garage.

At rear of property.









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/CBW210192



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: CBW210192 - 0004