



Wheatfield Close, Birmingham



Property Description

Burchell Edwards are delighted to present this three bedroom end terrace town house situated in a popular area of Smiths Wood, Birmingham (B36).

This well presented property offers plenty of space throughout and is located near many local shop and amenities, neighbouring areas such as Chelmsley Wood and Castle Bromwich.

Spread across three storeys and briefly consisting of a reception room, fitted kitchen, guest W/C, lounge, three bedrooms and a family shower room. Additional benefits of double glazing and gas central heating throughout.

Upon arrival you will also discover off-road parking by way of a private driveway and to the rear there is a low maintenance rear garden with gated access and fenced boundaries.

Given its' locality, the property falls within a great catchment area for local Schools and has easy transport links to the M42 Motorway, as well as an easy commute into both Birmingham and Solihull Town Centres and not to forget Birmingham Airport.

Viewings are highly recommended to appreciate the space and accommodation available.

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 Hallway

Central heating radiator, vinyl flooring, stairs to first floor accommodation and cupboard housing meters.

Lobby

Double glazed door to rear elevation and vinyl flooring.

Reception Room One

15' max not into bay x 7' 4" (4.57m max not into bay x 2.24m)

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

Conservatory

Six double glazed windows to side elevation, double glazed patio doors to rear elevation, double glazed window to front elevation and vinyl flooring.

Kitchen

11' 1" max into recess x 12' 2" (3.38m max into recess x 3.71m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas, vinyl flooring, space and plumbing for washing machine, central heating radiator.

Guest W.C

Double glazed window to rear elevation, W.C, wash hand basin and laminate flooring.

First Floor Landing

Double glazed window to front elevation, vinyl flooring, central heating radiator and stairs to second floor accommodation.

Lounge

14' 2" max into recess x 14' 2" max into recess (4.32m max into recess x 4.32m max into recess)
Double glazed window to rear elevation, central heating radiator and laminate flooring.

Bedroom Three

9' 9" x 8' 7" (2.97m x 2.62m)
Double glazed window to front elevation, central heating radiator, laminate flooring and walk in wardrobe.

Second Floor Landing

Loft access via hatch and carpet.

Bedroom One

11' 9" max plus wardrobe x 13' 10" max into recess (3.58m max plus wardrobe x 4.22m max into recess)
Two double glazed windows to rear elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

13' 8" x 8' 5" (4.17m x 2.57m)
Double glazed window to rear elevation, central heating radiator and laminate flooring.

Shower Room

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle with rainfall shower, heated towel rail, laminate flooring and cupboard housing central heating boiler.

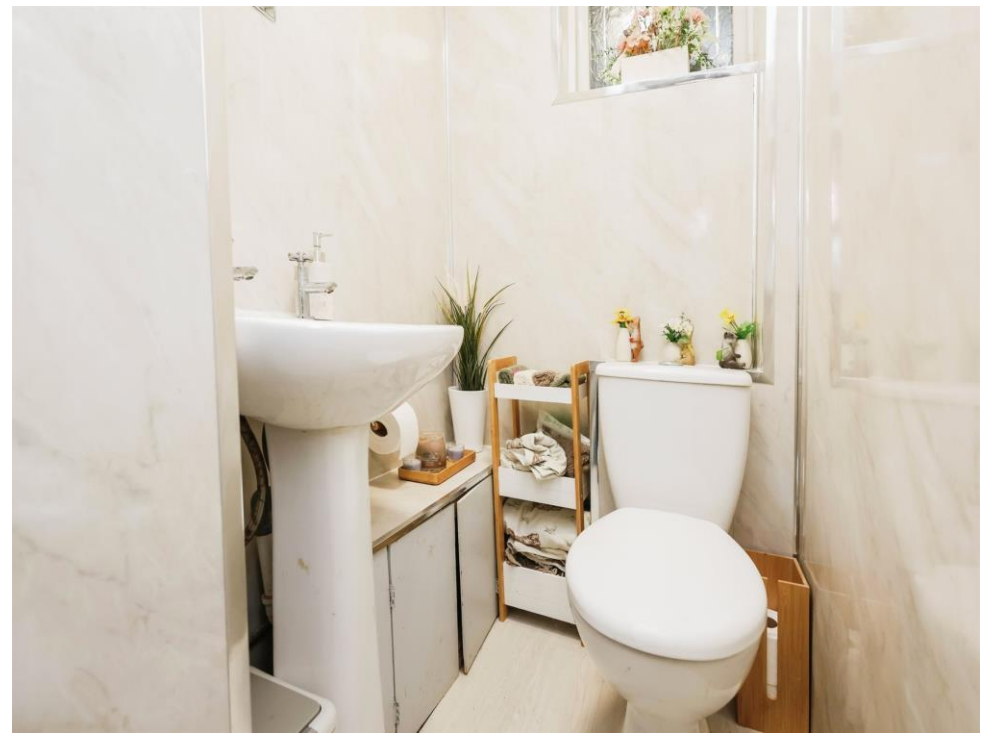
Front Garden

Tarmac driveway providing off road parking.

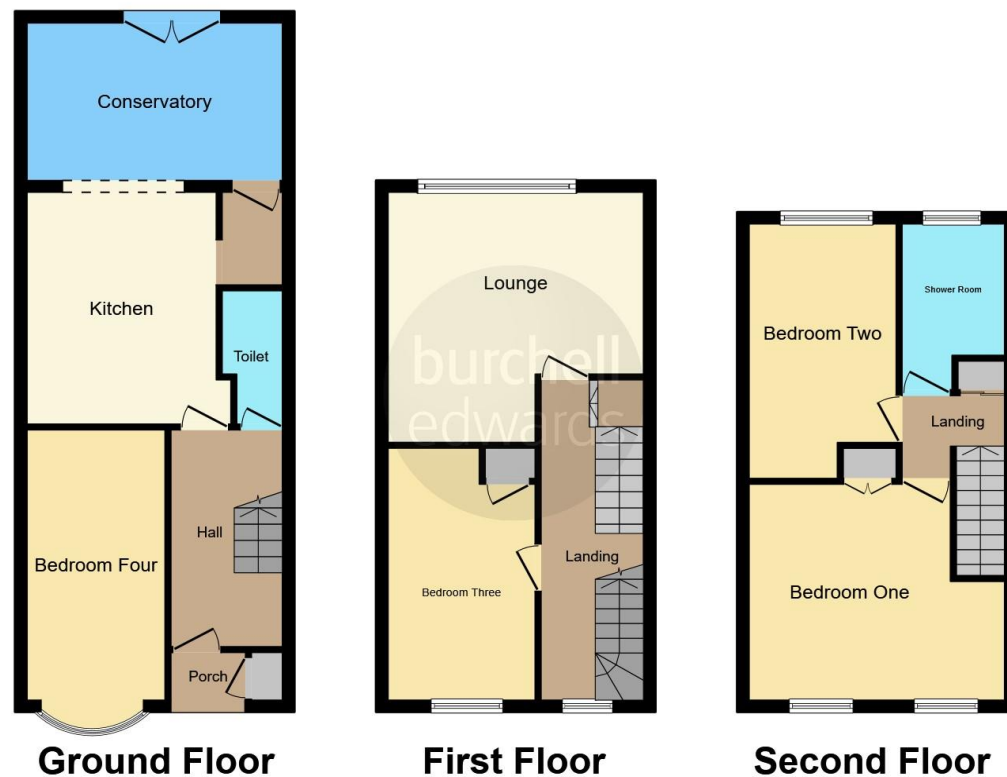
Rear Garden

Raised decking area, patio area, gated rear access, outside tap and brick built storage shed.









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: Freehold

view this property online burchelledwards.co.uk/Property/CBW210216



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: CBW210216 - 0005