



Auckland Drive, Birmingham

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Property Description

Burchell Edwards are delighted to present this three bedroom end terrace property situated in the Smiths Wood area of Birmingham (B36). The property in brief comprises a lounge, kitchen diner, private gardens to the front and rear, three bedrooms with ensuite, master and a family bathroom.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

This home would make an ideal investment opportunity or first time buy as it will be sold with no upward chain.

Viewings are essential to gain a sense of the space and accommodation available and we anticipate a high level of 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 Hallway

Double glazed window to front elevation, laminate flooring and cupboard housing meters.

Lounge

12' 3" max plus recess x 12' 11" (3.73m max plus recess x 3.94m)

Double glazed window and French doors to rear elevation, central heating radiator and laminate flooring.

Kitchen

18' 9" max plus recess x 8' 9" max (5.71m max plus recess x 2.67m max)

Double glazed patio doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, integrated gas hob, integrated fridge and freezer, tiled flooring, tiling to splash prone areas, central heating radiator, space and plumbing for washing machine.

Landing

Double glazed window to front elevation, loft access via hatch and carpet.

Bedroom One

14' 10" x 8' 5" (4.52m x 2.57m)

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

En-Suite

Shower cubicle with electric shower, W.C, wash hand basin, tiling to walls and tiled flooring.

Bedroom Two

10' 4" x 6' 8" (3.15m x 2.03m)

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

Bedroom Three

10' 4" x 6' 8" (3.15m x 2.03m)

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

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, paneled bath with screen and rainfall shower over, heated towel rail, spotlights, tiled flooring and tiling to splash prone areas.

Front Garden

Lawned area with pathway to front door.

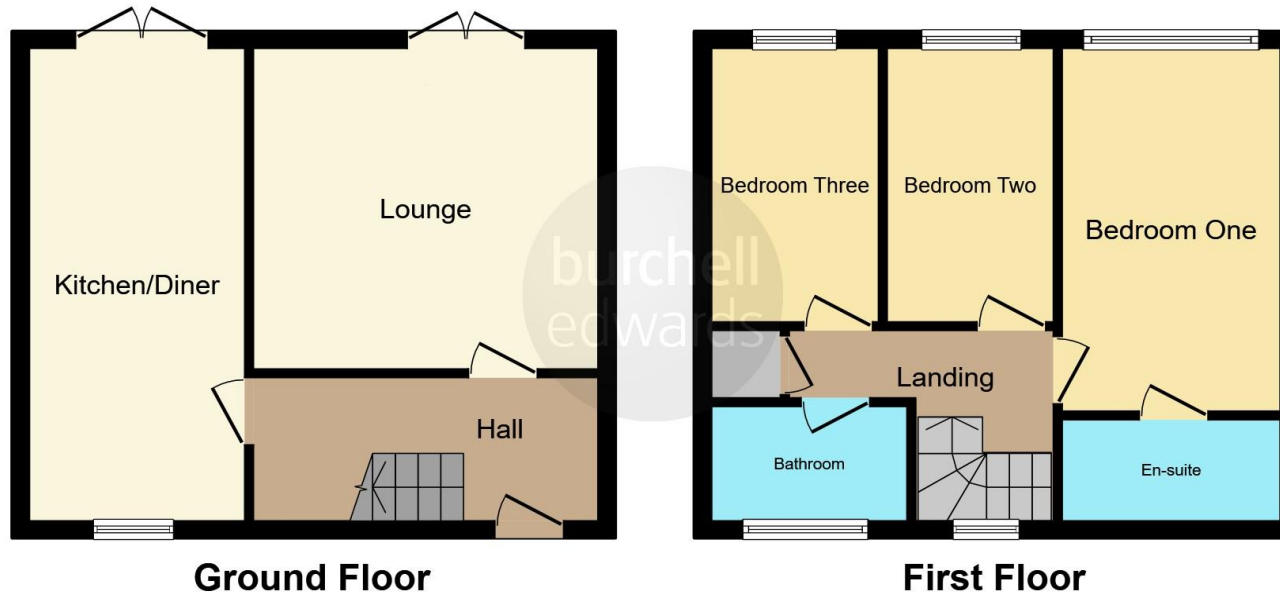
Rear Garden

Laid to lawn, patio area, gated access to rear and brick built outhouse.









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

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210243



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