



Wyckham Road, Birmingham







## Property Description

Burchell Edwards estate agents are delighted to offer this three bedroom semi-detached family home, situated in a sought after estate in the heart of Castle Bromwich, Birmingham (B36).

This is a superb opportunity for couples or growing families alike, as it doesn't require any work and is ready to move straight in to. Briefly comprising an entrance hallway, lounge, an extended open-plan kitchen diner with a breakfast island and integrated appliances where specified, three bedrooms and a four-piece family bathroom.

Upon arrival you will discover ample off-road parking by-way-of a large driveway, creating ample space for multiple vehicles. Gated side access will lead you to the generously sized rear garden, made perfect for entertaining, especially in the warmer months, which has fenced borders making this space private. There is also a purpose built home office/ garden room/ gym space adding a further dimension to this property.

Offering plenty of space throughout for the whole family, the location has you sat within a short distance to many public transport links, local shops/amenities, allowing an easy commute into Birmingham City Centre and Birmingham Airport. Access to the M6. M42 motorway networks are also nice and easy.

With the additional benefit of gas central heating all through, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Hallway

Central heating radiator, tiled flooring, stairs to first floor accommodation, spotlights, two storage cupboards and under stairs storage cupboard.

## Lounge

13' 8" max plus bay x 10' 1" ( 4.17m max plus bay x 3.07m )  
Double glazed bay window to front elevation and central heating radiator.

## Kitchen

20' 2" max into recess x 15' 9" max into recess ( 6.15m max into recess x 4.80m max into recess )  
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, breakfast island with four burner induction hob, integrated washer dryer, tiled flooring with under floor heating, spotlights, central heating boiler, dishwasher, verticle wall radiator and three skylights.

## Landing

Double glazed window to side elevation, loft access via hatch, spotlights, storage cupboard and carpet.

## Bedroom One

12' 4" max plus bay x 10' 4" max into wardrobes ( 3.76m max plus bay x 3.15m max into wardrobes )  
Double glazed bay window to front elevation, central heating radiator, carpet, spotlights and fitted wardrobe with mirrored sliding doors.

## Bedroom Two

11' 5" x 10' 7" ( 3.48m x 3.23m )  
Double glazed window to rear elevation, central heating radiator, spotlights and laminate flooring.

## Bedroom Three

7' 3" x 5' 7" ( 2.21m x 1.70m )  
Double glazed window to front elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower cubicle with rainfall shower, heated towel rail, extractor fan, tiling to walls and tiled flooring.

## Front Garden

Concrete driveway providing off road parking.

## Rear Garden

Patio area, lawned area, bark area, outside tap, plant beds, fencing to all boundaries and shared side access to frontage.

## Home Office/ Garden Room

7' 8" x 16' 10" ( 2.34m x 5.13m )  
Two double glazed windows to side elevation, patio doors to side elevation, electric heater and carpet tiled flooring.



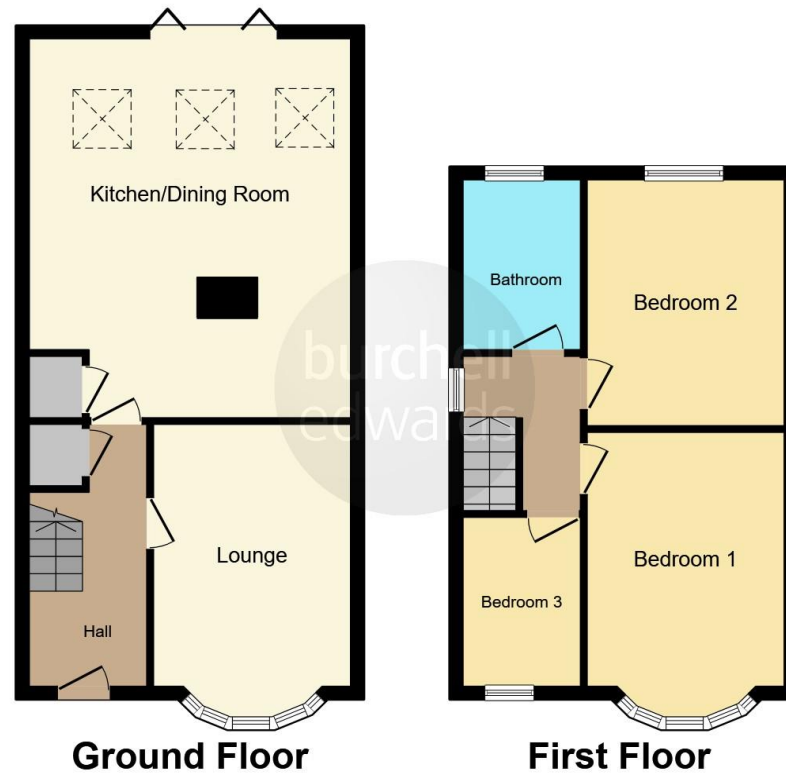












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/CBW210365](http://burchelledwards.co.uk/Property/CBW210365)



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: CBW210365 - 0003