



Longley Walk, Birmingham

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Property Description

Burchell Edwards are pleased to offer this three bedroom terraced property with no upwards chain. The property is spacious throughout offering great family living. The downstairs compromises of a spacious and airy hallway, kitchen/diner and cosy living room. Upstairs you have three good size bedrooms and family bathroom.

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 to front elevation, double glazed windows to front and side elevations, lino flooring.

Entrance Hallway

Double glazed door and window to front elevation, central heating radiator, carpet and stairs to first floor accommodation.

Lobby

Double glazed door to rear elevation and carpet.

Lounge

10' 7" x 12' 6" (3.23m x 3.81m)

Double glazed window to rear elevation, electric fire, central heating radiator and laminate flooring.

Kitchen/ Diner

12' 9" max x 12' 9" max (3.89m max x 3.89m max)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, under stairs storage, carpet, central heating radiator and tiling to splash prone areas.



Landing

Carpet, loft access and two storage cupboards.

Bedroom One

12' 6" max x 9' 10" max (3.81m max x 3.00m max)
Double glazed window to rear elevation and central heating radiator.

Bedroom Two

10' 9" max x 9' 9" (3.28m max x 2.97m)
Double glazed window to front elevation and laminate flooring.

Bedroom Three

7' 10" x 7' 10" (2.39m x 2.39m)
Double glazed window to rear elevation and laminate flooring.

Wet Room

Double glazed window to front elevation, shower, wash hand basin and wet room style flooring.

Seperate W.C

Double glazed window to front elevation and W.C.

Front Garden

Lawned area.

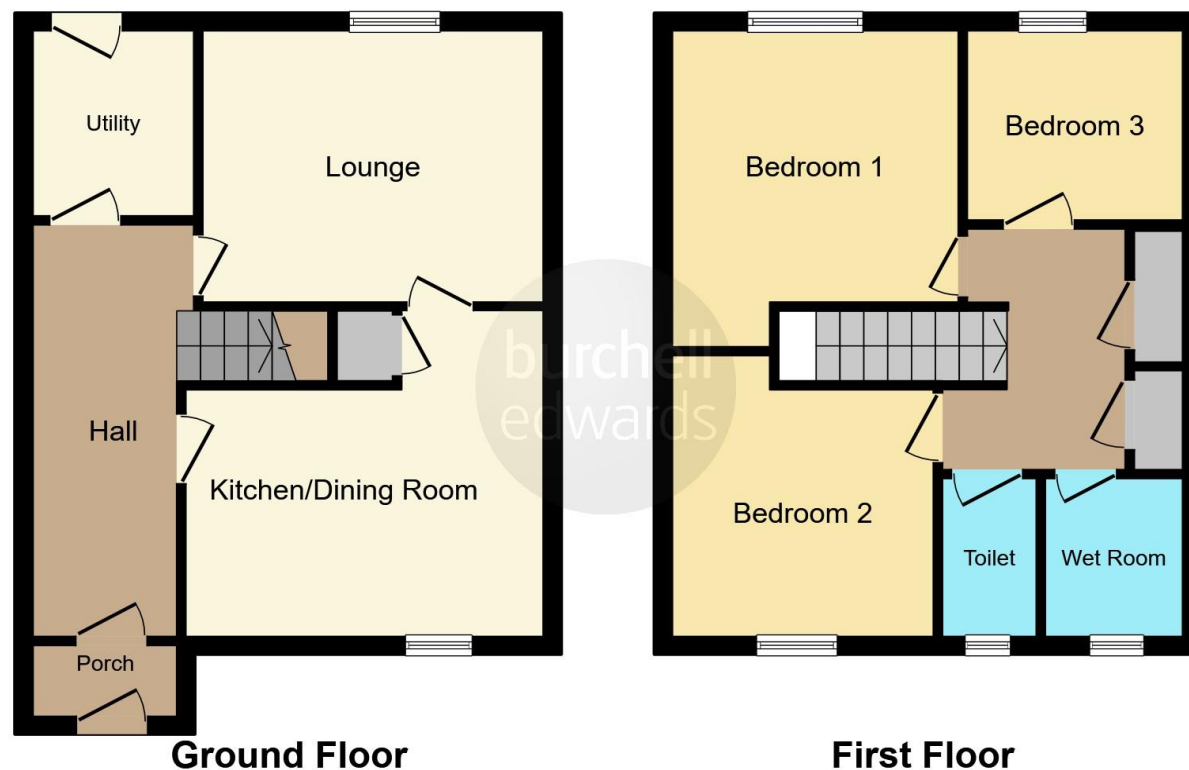
Rear Garden

Block paved patio, lawned area, rear access 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

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EPC Rating: Awaited

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210291



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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