



Sunbeam Close, BIRMINGHAM





## Property Description

Burchell Edwards are delighted to bring to market this very well presented three bedroom end-terrace property situated in the Smiths Wood area of Birmingham (B36). The property in brief comprises an entrance porch, guest W/C, lounge, kitchen diner, front and rear gardens, three bedrooms and a family bathroom room.

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. You will find this property on a walkway.

This would make an ideal investment opportunity or first time buy as it requires no work meaning it can be ready to move straight in to!

Please note, the walls between the bedrooms were insulated with acoustic insulation, with thickness ranging from 40mm to 60mm. Additional benefits include double glazing and gas central heating throughout.

We recommend viewings to be essential so you are able to appreciate the space and accommodation provided. High volume of interest is anticipated so do not miss out as it will not be round for long!

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

Tiled flooring, cupboard housing meters, space and plumbing for washing machine.

## Entrance Hallway

Laminate flooring, under stairs storage, verticle wall radiator, spotlights, stairs to first floor accommodation.

## Guest W.C

W.C, wash hand basin, heated towel rail, tiling to splash prone areas and tiled flooring.

## Lounge

15' 9" x 9' 8" ( 4.80m x 2.95m )

Double glazed window to front elevation, central heating radiator and laminate flooring.

## Kitchen/ Diner

8' 9" x 16' 6" ( 2.67m x 5.03m )

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

## Landing

Laminate flooring, spotlights, loft access via hatch.

## Bedroom One

12' 3" x 9' 8" ( 3.73m x 2.95m )

Double glazed window to front elevation, central heating radiator and laminate flooring.

## Bedroom Two

12' 8" x 9' 9" max into door recess ( 3.86m x 2.97m max into door recess )

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

## Bedroom Three

6' 8" x 8' 3" ( 2.03m x 2.51m )

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

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with rainfall shower over, heated towel rail, tiling to walls, laminate flooring and extractor.

## Front Garden

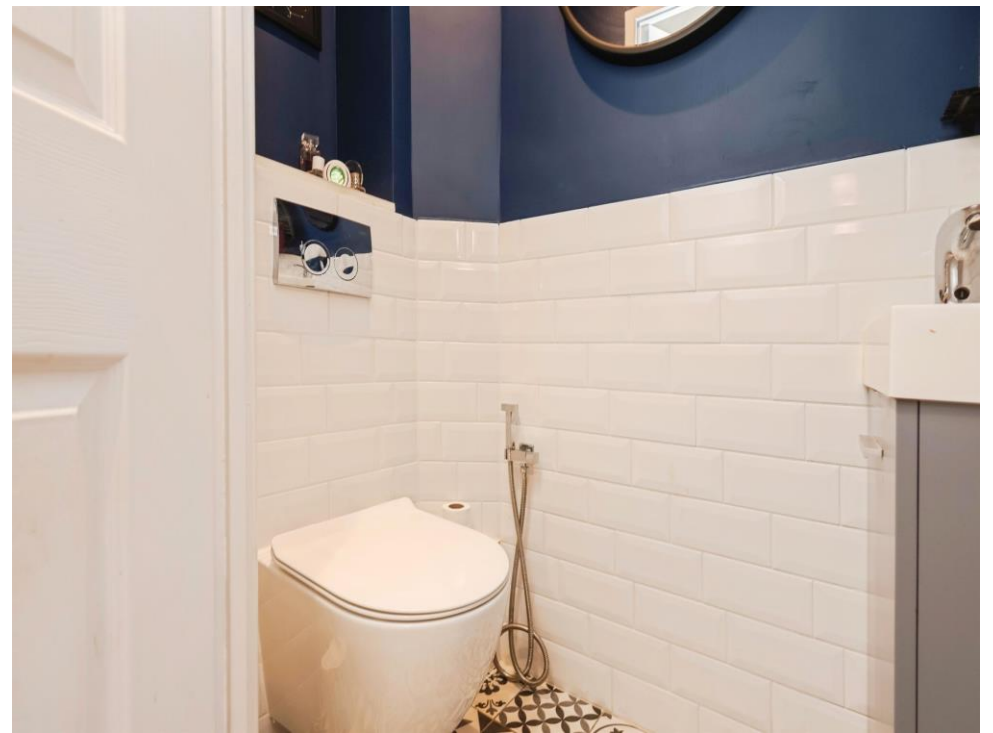
Lawned area, pathway and outside tap.

## Rear Garden

Brick built storage shed, gated access to the rear and side, outside tap and planters.













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: C**

**Tenure: Freehold**

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