



Windward Way, Birmingham

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Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Smiths Wood area of Birmingham (B36). The property in brief comprises a large entrance porch, lounge, kitchen diner, front and rear gardens, three bedrooms and a 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 would make an ideal investment opportunity or first time buy and will be sold with no upward chain.

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 window to side elevation, vinyl flooring and spotlights.

Entrance Hallway

Stairs to first floor accommodation, central heating radiator and carpet.

Lounge

12' 1" x 18' 10" (3.68m x 5.74m)

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

Kitchen/ Diner

9' 3" x 13' 8" (2.82m x 4.17m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double oven and grill with extractor hood, six ring gas hob, tiled flooring, tiling to splash prone areas, storage cupboard, space and plumbing for washing machine.

Landing

Loft access via hatch, carpet and storage cupboard housing central heating boiler.

Bedroom One

12' 5" max into recess x 13' 4" max into recess (3.78m max into recess x 4.06m max into recess)

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

Bedroom Two

12' 3" x 13' max into door recess (3.73m x 3.96m max into door recess)

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

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)

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

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with shower over, spotlights, tiling to walls and tiled flooring.

Front Garden

Lawned area and pathway.

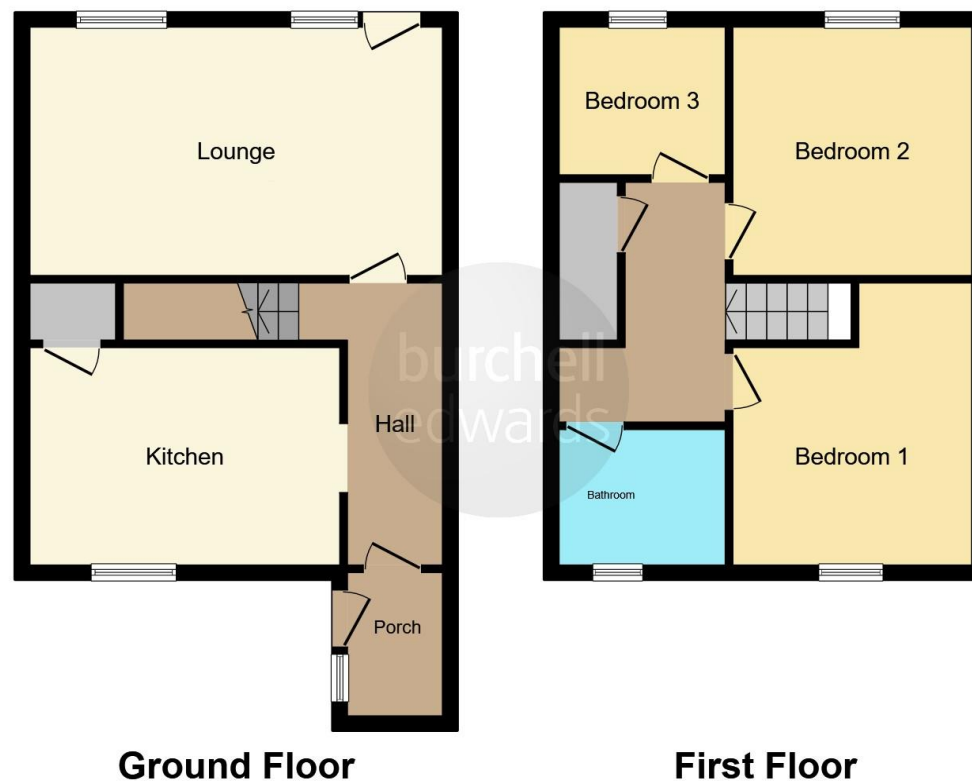
Rear Garden

Artificial grass, concrete area, pathway and gated rear access.









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

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