



Glovers Croft, BIRMINGHAM







## Property Description

Burchell Edwards are delighted to bring to market this three/ four bedroom link- detached family home, situated in the Chelmsley Wood, Birmingham (B37).

In brief, the property benefits an entrance porch, hallway, utility area, downstairs wet room, kitchen diner, lounge, second reception/fourth bedroom and to the first floor, three additional bedrooms and a family bathroom.

The property can be found at the end of a walkway and upon approach you will discover a front garden- mainly laid to lawn. The rear garden has gated rear access and fenced borders meaning the space is private.

Falling into a great catchment area for both local primary and secondary schools in the area, its location is very popular and in high demand with easy access for all means of public transport including nearby links to the M42 motorway

Sold with no upward chain, additional benefits also include gas central heating and double glazing throughout.

We recommend that viewings are essential to appreciate the space and accommodation available.

## Entrance Porch

Double glazed windows to front elevation and vinyl flooring.

## Entrance Hallway

Central heating radiator, stairs to first floor accommodation and laminate flooring.

## 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.

## Reception Room

10' 5" x 9' 9" ( 3.17m x 2.97m )

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

## Kitchen/ Diner

9' 2" x 13' 9" ( 2.79m x 4.19m )

Two double glazed windows to front 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, spotlights, space and plumbing for dishwasher.

## Utility Room

6' 6" x 4' 4" ( 1.98m x 1.32m )

Double glazed window to side elevation, wall and base units, vinyl flooring, space and plumbing for washing machine.

## Wet Room

Double glazed window to side elevation, W.C, wash hand basin, extractor, heated towel rail and fully tiled walls.

## Landing

Storage cupboard, laminate flooring, carpet and cupboard housing central heating boiler.

## Bedroom One

9' 2" max into recess x 11' 1" ( 2.79m max into recess x 3.38m )

Double glazed window to front elevation, central heating radiator and built in wardrobe.

## Bedroom Two

12' 2" x 11' 1" ( 3.71m x 3.38m )

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 laminate flooring.

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with rainfall shower, heated towel rail, spotlights and vinyl flooring.

## Front Garden

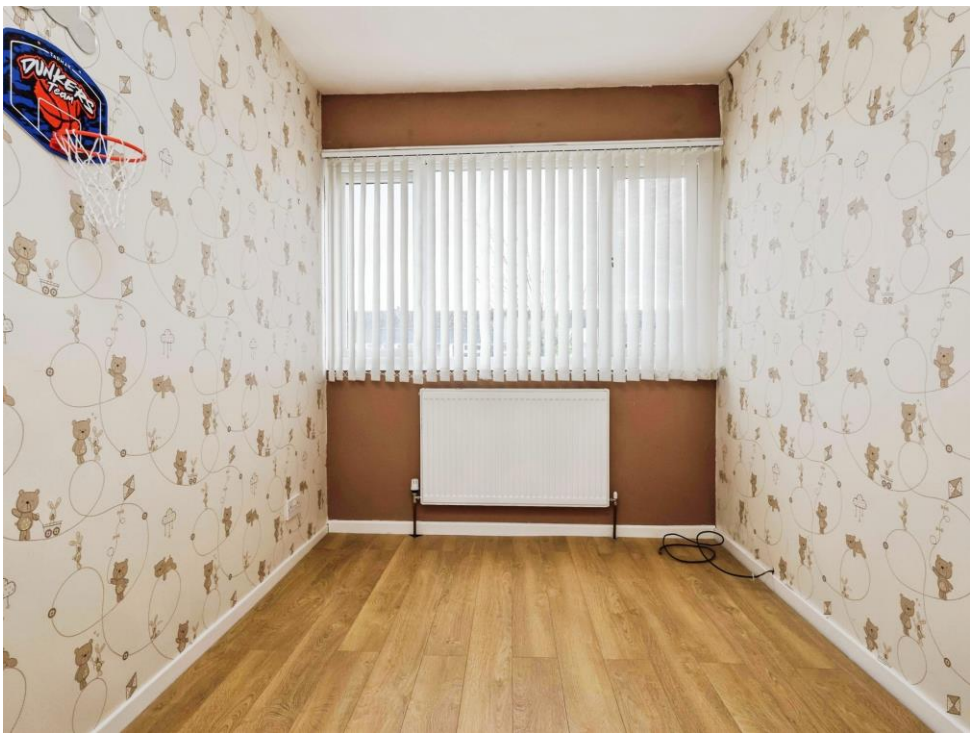
Lanwed area, outside tap and pathway.

## Rear Garden

Lawned area, patio area, gated access to rear and fencing to all boundaires.

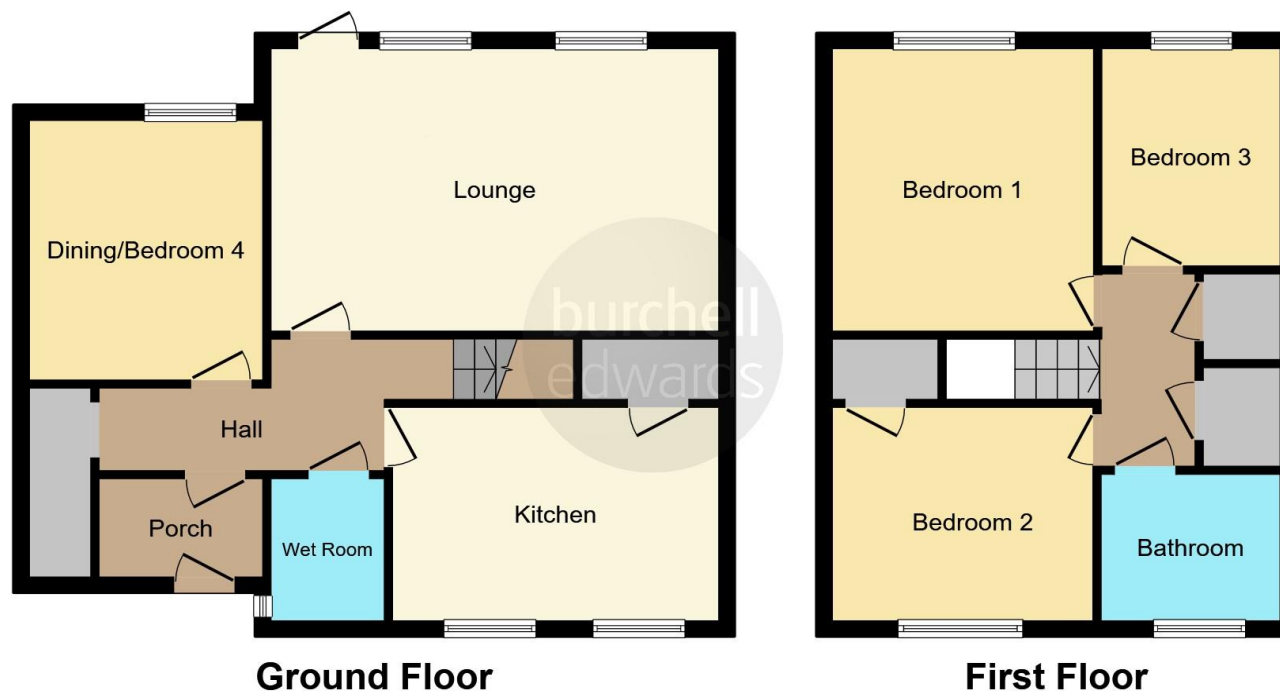












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: E**

**Tenure: Freehold**

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