



Bromford Lane, Washwood Heath Birmingham

burchell
edwards

Bromford Lane, Washwood Heath Birmingham B8 2RY

for sale offers in the region of
£270,000



Property Description

Burchell Edwards are delighted to bring to market this three bedroom end of terrace property situated in Washwood Heath, Birmingham (B8).

This property makes an ideal purchase for a growing family, offering a comfortable living space that briefly compromises an entrance hall, two reception rooms, fitted kitchen, guest W/C, a low maintenance rear garden, family bathroom, three bedrooms and a loft space with storage to the eaves (currently occupied as an additional bedroom).

Upon arrival you will discover ample off-road parking for multiple vehicles. Superbly located nearby to shops/amenities such as The Fort Shopping Park and falling within a fantastic catchments area for local primary and secondary schools.

Offering great transport links to the M6 Motorway and will aid an easy commute into Birmingham Town Centre.

Additional benefits include double glazing and gas central heating throughout. We strongly recommend that viewing this property is a must to appreciate the space and accommodation available.

Entrance Hallway

Double glazed window to side elevation, central heating radiator, wooden flooring, stairs to first floor accommodation and cupboard housing meters.

Reception Room One

10' 10" not into bay x 10' 8" max into recess (3.30m not into bay x 3.25m max into recess)
Double glazed bay window to front elevation, central heating radiator, carpet and open fire place.

Reception Room Two

24' 2" max x 10' 5" max into recess (7.37m max x 3.17m max into recess)
Double glazed bi fold doors to rear elevation, two central heating radiators and carpet.

Kitchen

14' 3" x 5' 6" max into recess (4.34m x 1.68m max into recess)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with exrtactor hood, dishwasher, central heating radiator, tiled flooring and glass splash back.

Guest W.C

Double glazed window to side elevation, W.C, wash hand basin and tiled flooring.

Landing

Double glazed window to side elevation, central heating boiler, carpet and loft access.

Bedroom One

13' 3" x 9' 8" max into recess (4.04m x 2.95m max into recess)

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

Bedroom Two

12' 9" x 9' 8" max into recess (3.89m x 2.95m max into recess)

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

Bedroom Three

9' 8" x 7' 1" (2.95m x 2.16m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail and tiled flooring.

Loft Space

12' 3" x 13' 2" (3.73m x 4.01m)

Skylight, carpet and storage in eaves.

Front Garden

Block paved driveway providing off road parking.

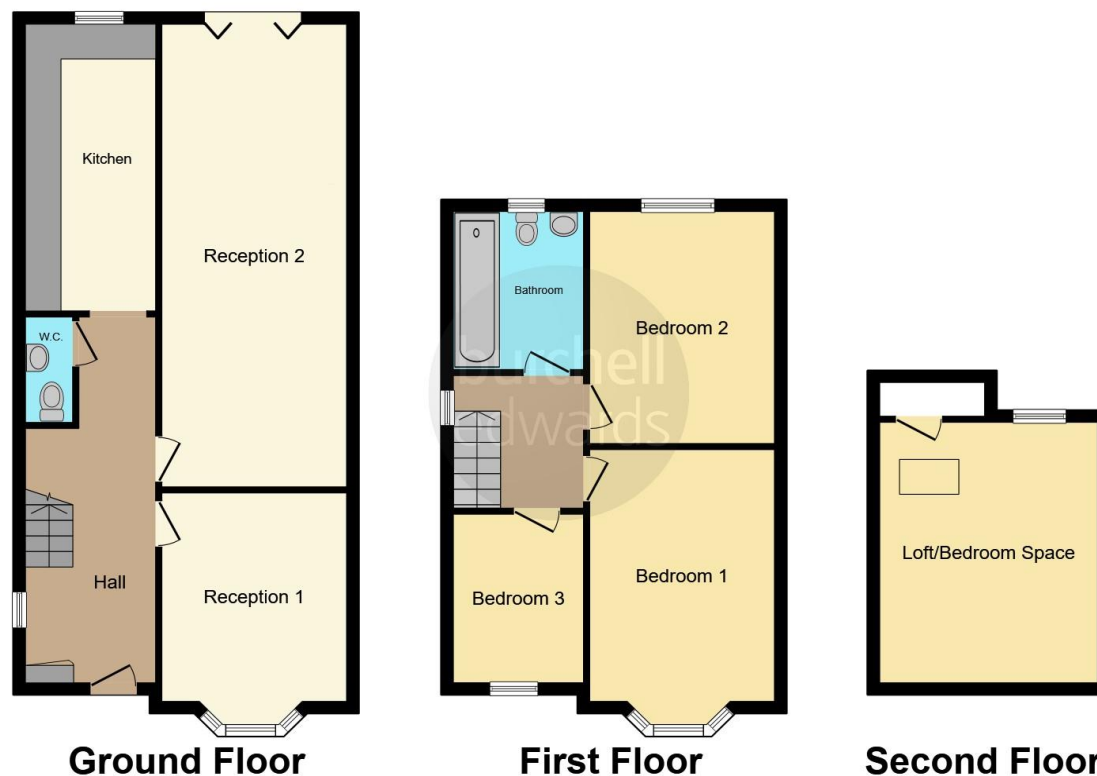
Rear Garden

Gravel area, patio area, artificial lawn, outside tap, gated side access and fencing to all boundaries.









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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 BIRMINGHAM B34 7HR

EPC Rating: Awaited

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW208282



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