



Chelmsley Road, Birmingham





Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Chelmsley Wood area of Birmingham (B37).

Sold with no upward chain, the property in brief comprises an entrance porch, lounge, kitchen diner, guest W/C, front and rear gardens with gated rear access, three bedrooms and a family 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.

The property would make an ideal purchase for a growing family or the perfect first time buy. additional benefits include double glazing and gas central heating.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

Entrance Porch

Double glazed windows to front and side elevations, cupboard housing meters and carpet.

Entrance Hallway

Laminate flooring, central heating radiator and stairs to first floor accommodation.

W.C

Double glazed window to front elevation, W.C and laminate flooring.

Lounge

12' 3" x 15' 9" (3.73m x 4.80m)

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

Kitchen/ Diner

16' 3" not into bay x 9' 6" (4.95m not into bay x 2.90m)

Double glazed bay window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas, laminate flooring, central heating radiator, space and plumbing for washing machine.

Landing

Loft access via hatch, carpet and airing cupboard.

Bedroom One

13' 6" x 9' 6" (4.11m x 2.90m)

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

Bedroom Two

9' 7" max plus wardrobe x 12' 10" max into door recess (2.92m max plus wardrobe x 3.91m max into door recess)

Double glazed window to rear elevation, central heating radiator, built in wardrobe with mirrored sliding doors.

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.18m)

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, central heating radiator, laminate flooring and central heating boiler.

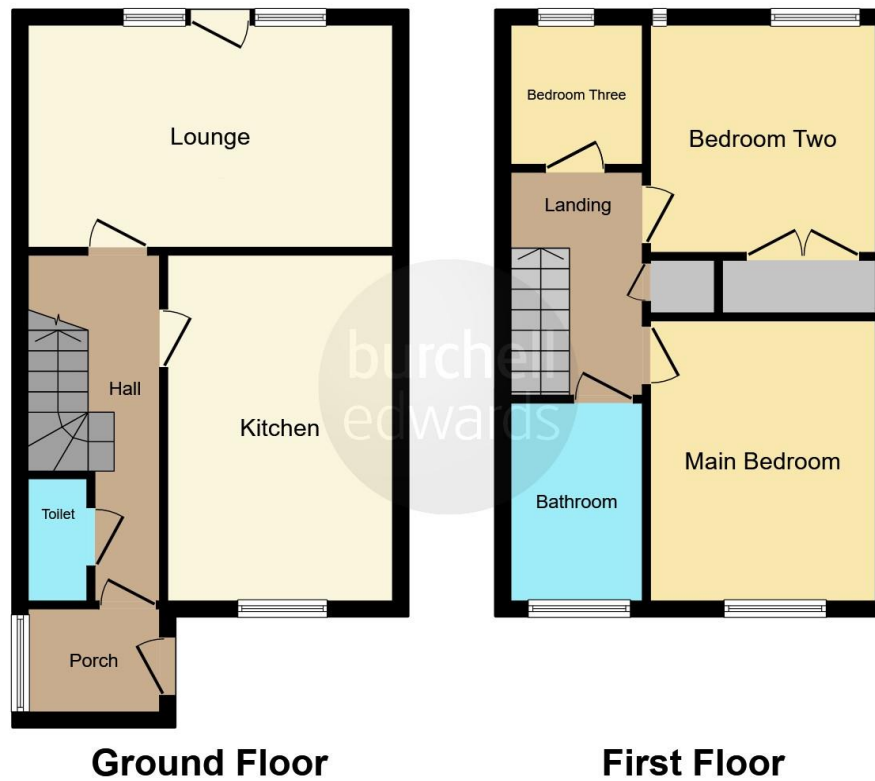
Rear Garden

Lawned area, block paved patio, gated rear access, brick built storage shed 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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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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