



Sunbeam Close, Birmingham



Property Description

Burchell Edwards are delighted to present this three bedroom end terrace town house situated in a popular area of Smiths Wood, Birmingham (B36).

This beautifully presented property offers plenty of space throughout and is located near many local shop and amenities, and neighbours other areas such as Chelmsley Wood and Castle Bromwich.

Spread across three storeys and briefly consisting of a dining room, modern fitted kitchen, a guest W/C, open plan lounge/living area, three bedrooms and a family bathroom. Additional benefits of double glazing and gas central heating throughout.

Upon arrival you will also discover off-road parking by way of a private driveway and to the rear there is a low maintenance rear garden with fenced boundaries.

Given its' locality, the property falls within a great catchment area for local Schools and has easy transport links to the M42 Motorway, as well as an easy commute into both Birmingham and Solihull Town Centres and not to forget Birmingham Airport.

Viewings are highly recommended to appreciate the space and accommodation available.

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 Hallway

Door to front elevation, central heating radiator and laminate flooring.

Dining Room/ Bed Four

15' 6" x 7' 5" (4.72m x 2.26m)
Double glazed window to front elevation and lino flooring.

Kitchen/ Diner

17' 3" max x 14' 7" max (5.26m max x 4.45m max)
Two double glazed windows to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, washing machine, tiling to splash prone areas, central heating radiator, lino flooring and stairs to first floor accommodation.

W.C

Double glazed window to front elevation, W.C, wash hand basin and central heating radiator.

Landing

Stairs to second floor accommodation and two storage cupboards.

Lounge

10' 5" x 14' 8" (3.17m x 4.47m)

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

Bedroom One

8' 7" x 14' 7" (2.62m x 4.45m)

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

Second Floor Landing

Two storage cupboards and carpet.

Bedroom Two

8' 7" x 14' 8" (2.62m x 4.47m)

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

Bedroom Three

10' 5" x 8' 6" (3.17m x 2.59m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator, lino flooring and tiling to splash prone areas.

Front Garden

Driveway providing off road parking.

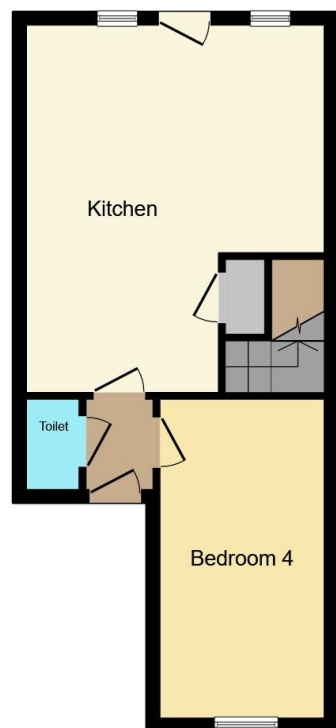
Rear Garden

Pebbled decor, astro turf, shrubs plants and outside storage.

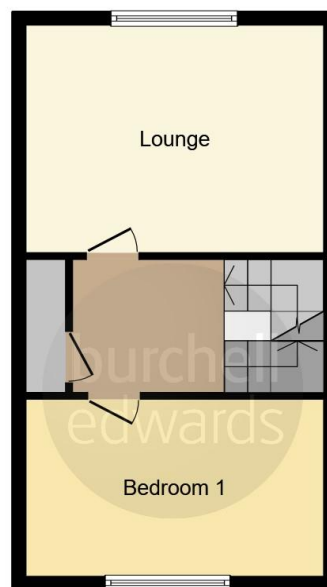




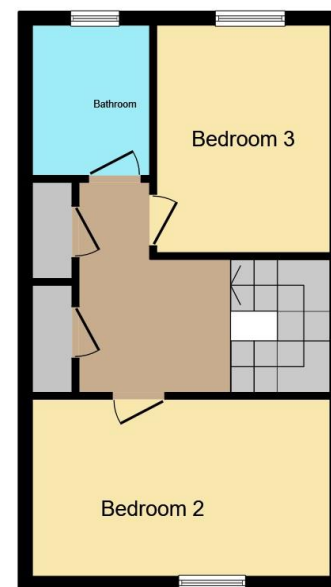




Ground Floor



First Floor



Second Floor

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: Awaiting
 Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210424



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