



Bramblewoods, Birmingham





Property Description

Burchell Edwards are delighted to present this stunning detached property, ideal for family living. The ground floor has many features and benefits to give that perfect family home. It fully consists of a family lounge, fully modern kitchen/diner with breakfast bar which then in turn is open plan with a bright and airy conservatory which serves as a second sitting room. To finish off the ground floor you have a W/C, utility room and access to the garage.

Upstairs, the property boasts three bedrooms. There are two main doubles and one traditional single. The Bathroom is large and stylish with its neutral colours appealing to everyone.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

This property provides plenty of outside space both front and back, the front having a lovely lawned area which gives off a great first impression. This coupled with the driveway and access to garage makes a great approach. The rear garden is easily maintained with a lawned area and plenty of shrubs and plants to decorate.

Entrance Hallway

Double glazed door to front elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

Guest W.C

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

Lounge

15' 1" x 11' 9" max (4.60m x 3.58m max)

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

Kitchen

10' 7" x 15' 2" (3.23m x 4.62m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, breakfast bar, space and connections for gas cooker, integrated dishwasher, tiled flooring, tiling to splash prone areas, two central heating radiators and open plan to kitchen.

Utility Room

10' 3" max x 7' 10" (3.12m max x 2.39m)

Patio doors to rear elevation, work surface, tiled flooring, spotlights, space and plumbing for washing machine.

Conservatory

14' 7" x 15' 9" (4.45m x 4.80m)

Double glazed windows to rear and side elevations, doors to garden, two central heating radiators, spotlights and tiled flooring.

Landing

Double glazed window to side elevation, loft access, central heating radiator, carpet and storage cupboard.

Bedroom One

13' 1" plus wardrobes x 8' 4" (3.99m plus wardrobes x 2.54m)
Double glazed window to front elevation, fitted wardrobes and carpet.

Bedroom Two

10' 8" x 8' 5" (3.25m x 2.57m)
Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

9' 9" x 6' 5" (2.97m x 1.96m)
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, central heating radiator and fully tiled walls.

Front Garden

Lawned area, paved area and side access.

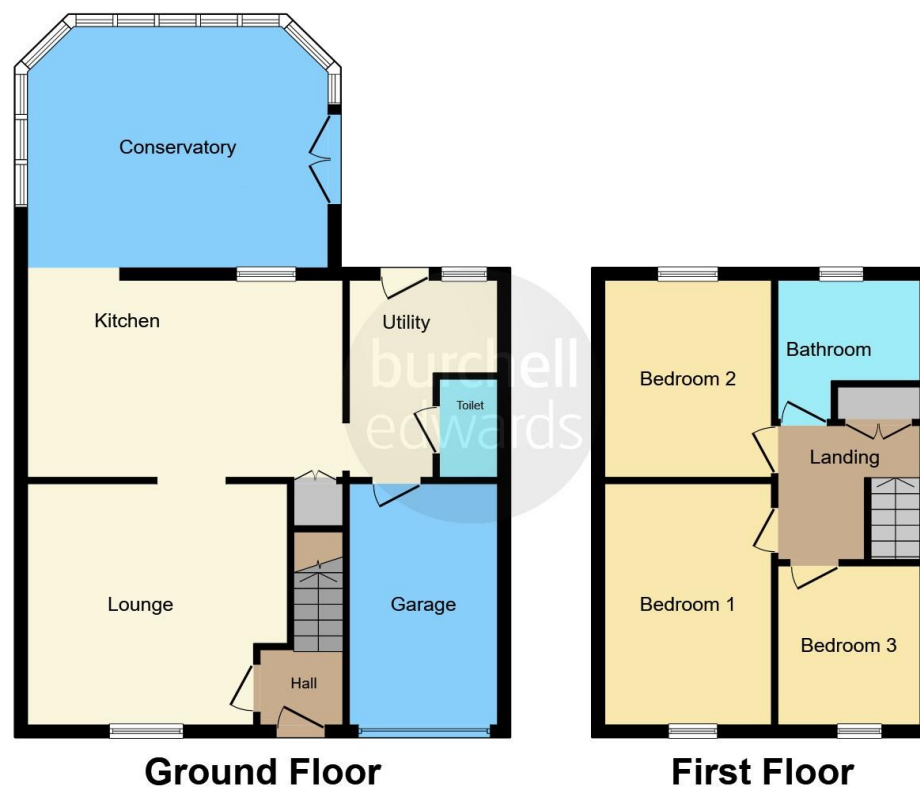
Rear Garden

Block paved patio, lawn, outside tap, shrubs plants and side 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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209949



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209949 - 0002