



Wasperton Close, Birmingham







## Property Description

Burchell Edwards are delighted to bring to market this extended four bed semi-detached family home situated in the cul-de-sac location of Wasperton Close, part of the very popular Park Field Estate in Castle Bromwich (B36).

This wonderful home boasts four sizeable bedrooms, two reception rooms, a conservatory, guest WC, large fitted kitchen, en-suite to the master and a family wet room.

Upon arrival you will discover gardens to both the front and rear with gated side access, both having been well maintained and will be very low maintenance for the overall upkeep. You will also be able to gain access to the garage from the rear garden too.

Off-road parking can be found at the rear by-way-of a driveway and a detached garage, with the additional benefit of an EV Charging point.

Gas centrally heated throughout, a new boiler was installed in February 2024 and still has over eight years remaining on the manufacturer warranty, providing an improved energy efficiency and lower running costs- ensuring piece of mind for years to come.

Sit amongst many local shops and amenities the location of this home would make an ideal purchase for growing families as it has super transport links, including access to M6/M42 Motorways, as well as great school catchments for both primary and secondary schools in this area.

We recommend viewing early, as we anticipate high levels of interest and predict this won't be round for long!

## Entrance Porch

Double glazed windows to front and side elevations, tiled flooring.

## Entrance Hallway

Central heating radiator, carpet, under stairs storage, cloak cupboard and stairs to first floor accommodation.

## Through Lounge

28' 6" max x 10' 5" max ( 8.69m max x 3.17m max )  
Double glazed window to front elevation, double glazed bi- folding doors to rear elevation, two central heating radiator and laminate flooring.

## Dining Room

16' 3" x 11' 9" max ( 4.95m x 3.58m max )  
Double glazed window to front elevation, door giving access to kitchen, central heating radiator and laminate flooring.

## Kitchen

10' 8" x 20' 6" max ( 3.25m x 6.25m max )  
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine and dishwasher, tiled flooring, tiling to splash prone areas, central heating radiator, combi boiler.

## Guest W.C

W.C, wash hand basin, laminate flooring and extractor.

## Conservatory

11' 5" x 9' 10" ( 3.48m x 3.00m )

Windows to rear and side elevations, patio doors to side elevation, solid roof and laminate flooring.

## Landing

Loft access via hatch and carpet.

## Bedroom One

17' 4" x 11' 9" ( 5.28m x 3.58m )

Double glazed windows to front and side elevations, central heating radiator and laminate flooring.

## En-Suite

Double glazed window to front elevation, W.C, wash hand basin, bath tub, shower cubicle with rainfall shower, heated towel rail, extractor, tiling to walls and laminate flooring.

## Bedroom Two

14' 4" x 10' 3" max ( 4.37m x 3.12m max )

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

## Bedroom Three

11' 5" x 10' 5" ( 3.48m x 3.17m )

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

## Bedroom Four

9' 3" x 6' 9" ( 2.82m x 2.06m )

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

## Wet Room

Double glazed window to rear elevation, W.C, wash hand basin, rainfall shower, verticle wall radiator, extractor, spotlights.

## Front Garden

Block paving, decorative slate, walls to boundaries and steps leading to front of property.

## Side Garden

Tarmac driveway providing off road parkin and mature laurels.

## Rear Garden

Block paved patio area, decked area, raised paved area, access to rear garage, decked area, storage shed and gated side access.

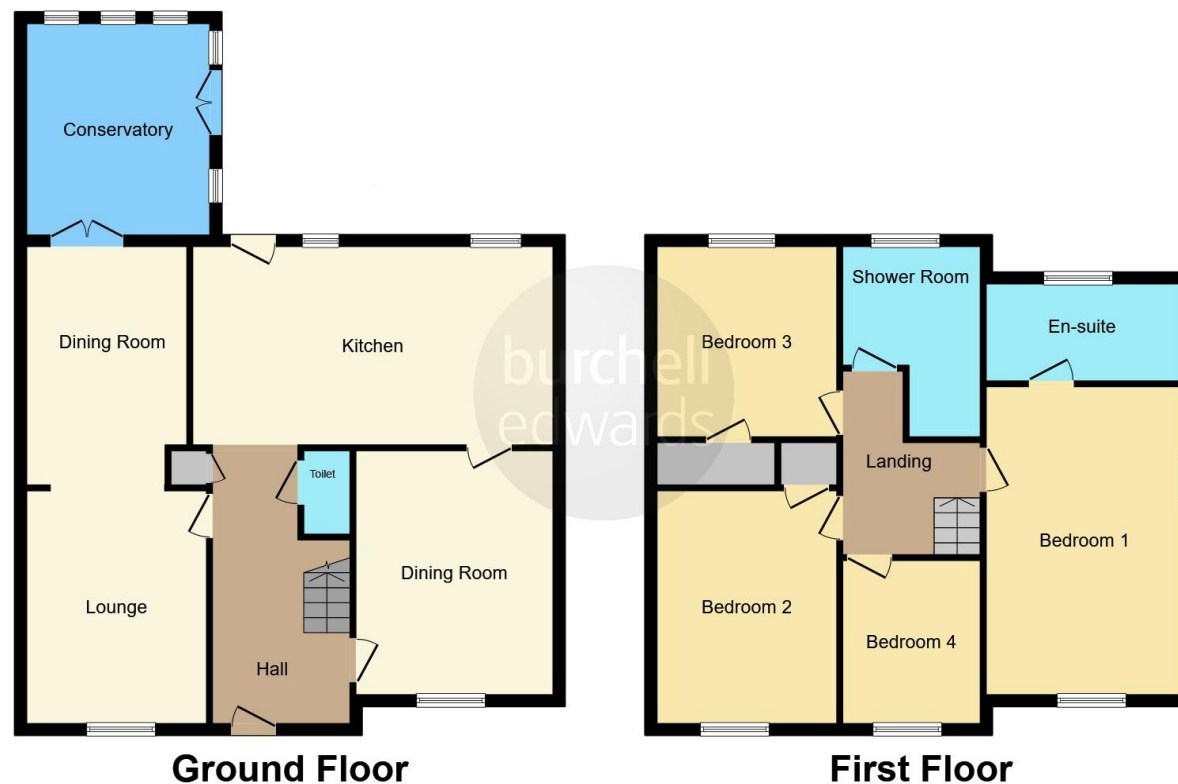












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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: CBW206534 - 0003