



Sambourne Drive, BIRMINGHAM



# Sambourne Drive, BIRMINGHAM, B34 7JF

for sale offers over  
**£210,000**



## Property Description

Burchell Edwards are delighted to bring to market this beautiful two bedroom end terrace home situated in the Shard End area of Birmingham (B34).

The property in brief comprises an entrance hallway, lounge, fitted kitchen diner with under-stairs utility space, two double bedrooms and a family bathroom.

Upon arrival you will discover that the property is tucked away in a quiet cul-de-sac away from any busier streets and offers private allocated parking.

The property offers modern/stylish decor throughout and is superbly located amongst many amenities including local shops, eateries and public transport links. Making an ideal purchase for first-time buyers or couples alike, this beautiful home is ready to move straight in to as it requires no work.

The rear garden is well maintained, perfect for entertaining or enjoying a quiet retreat; especially in the warmer months and has a shed with electrics and lighting as well as gated side access.

Providing easy access to destinations such as Birmingham City Centre and Birmingham Airport, commuters will be well aided with both M6/M42 motorways close by and Lea Hall Train Station within an approximate 8 minute drive.

We recommend that a viewing is essential in order to appreciate the space and accommodation available. We anticipate high viewing interest and assume this won't be round for long!

Please note there is no gas supply available at this property- all electric.

## Entrance Hallway

Staircase to first floor accommodation and vinyl flooring.

## Lounge

12' 8" x 9' 7" max ( 3.86m x 2.92m max )  
Two double glazed windows to front elevation, electric fire and vinyl flooring.

## Kitchen/ Diner

8' 4" x 13' 1" max ( 2.54m x 3.99m max )  
Double glazed window and sliding patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and grill, electric hob with extractor hood, electric radiator, tiled flooring, space and plumbing for dishwasher and large understairs storage cupboard with tiled flooring and space and plumbing for washing machine.



## Landing

Airing cupboard, loft access, carpet and electric radiator.

## Bedroom One

9' 5" x 9' 5" plus wardrobe ( 2.87m x 2.87m plus wardrobe )

Double glazed window to front elevation, carpet, storage cupboard and fitted wardrobes with sliding doors.

## Bedroom Two

9' 4" x 6' 6" ( 2.84m x 1.98m )

Double glazed window to rear elevation, electric radiator, carpet.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, spotlights, tiled walls, extractor, vinyl flooring.

## Parking

Two allocated spaces.

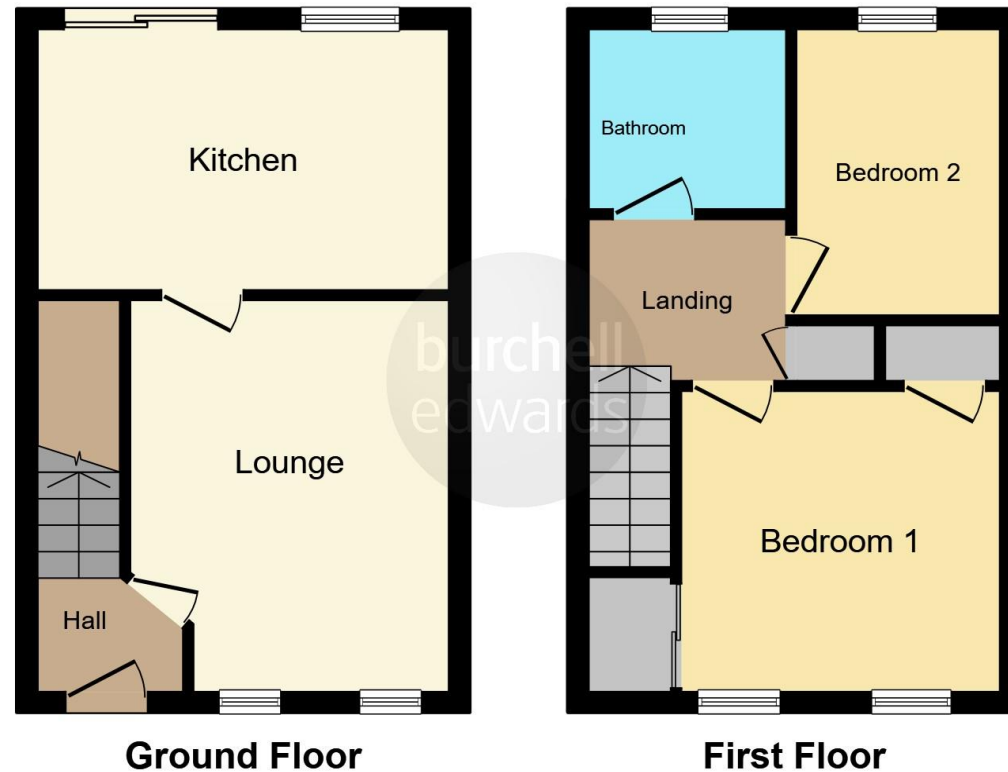
## Rear Garden

Gravel area, artificial lawn, storage shed with electrics, trees and shrubs, outside tap, gated side access to frontage.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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