



School Lane, Buckland End, Birmingham





## Property Description

Burchell Edwards are delighted to present this charming three bedroom semi detached property sat a stones throw from the popular Green in Castle Bromwich

This idyllic family home briefly comprises an entrance porch, hallway, lounge, kitchen, dining room, downstairs bathroom and three bedrooms. The property also benefits from off road parking, a private rear garden, radiator central heating and double glazing where specified.

Sit amongst many local shops, eateries and amenities, surrounded by great transport links with easy access to the M6/ M42 Motorway and Birmingham airport.

We recommend an early viewing to be essential in order to appreciate the space and accommodation available. Please call at your earliest convenience as we anticipate high viewing interest.

## Entrance Hallway

## Lounge

14' 4" into bay x 10' 10" into chimney recess ( 4.37m into bay x 3.30m into chimney recess )  
Double glazed bay window to front elevation, central heating radiator and original fire place.

## Dining Room

10' 9" x 10' 11" ( 3.28m x 3.33m )  
Double glazed windows to side and rear elevations, central heating radiator, carpet, stairs to first floor accommodation.

## Kitchen

15' 1" x 6' 3" ( 4.60m x 1.91m )  
Two double glazed windows and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, built in electric oven and microwave, dishwasher, fridge freezer, space and plumbing for washing machine, tiled flooring, tiling to splash prone areas, central heating radiator, spotlights.

## Landing

Double glazed window to rear elevation, loft access, cupboard housing central heating boiler, carpet.

## Bedroom One

10' 11" x 11' ( 3.33m x 3.35m )

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

## Bedroom Two

9' 11" x 10' 2" max ( 3.02m x 3.10m max )

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

## Bedroom Three

9' 11" x 6' 10" ( 3.02m x 2.08m )

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

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin with vanity unit, bath with shower over, shower cubicle , heated towel rail and lino flooring.

## Front Garden

Block paved driveway providing off road parking, lanwed area and side access to rear garden.

## Rear Garden

Two paved patio area, laid to lawn and outside tap.

## Garage

19' 7" x 12' 10" ( 5.97m x 3.91m )

Double doors to front elevation, power and lighting.









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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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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