



The Timber Way, BIRMINGHAM





Property Description

Burchell Edwards are delighted to offer this modern-style, three bedroom semi-detached property situated in the Shard End area of Birmingham (B34).

Sold with no upward chain, the property in brief has a lounge, guest WC, kitchen diner to the rear, a family bathroom, three bedrooms and an en-suite to the master bedroom- making this a great purchase with plenty of space throughout.

Upon arrival you will discover off-road parking by way of allocated spaces in front of the house and to the rear you will have a low maintenance garden. The locality of this home is key, as it sits among many local amenities, shops and restaurants and falls amongst great school catchments.

Offering easy access to local transport links including the M6 & M42 Motorways this home would make an ideal first time buy. A viewing is essential in order to appreciate the space and accommodation available.

Entrance Hallway

Laminate flooring and central heating radiator.

Guest W.C

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

Lounge

17' 7" max x 15' 3" max (5.36m max x 4.65m max)
Double glazed window to front elevation, two central heating radiators, laminate flooring and stairs to first floor accommodation.

Kitchen/ Diner

9' 1" x 15' 3" (2.77m x 4.65m)
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor, tiling to splash prone areas, under stairs storage cupboard, central heating radiator, space and plumbing for dishwasher and washing machine.

Landing

Laminate flooring, storage cupboard and loft access via hatch.

Bedroom One

13' 8" max into recess x 8' 5" (4.17m max into recess x 2.57m)

Double glazed window to front elevation, central heating radiator, laminate flooring, fitted wardrobes and aircon/ heater unit.

En-Suite

Shower cubicle, W.C, wash hand basin, central heating radiator, extractor and vinyl flooring.

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m)

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

Bedroom Three

8' 7" x 6' 3" (2.62m x 1.91m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator and vinyl flooring.

Parking

Two allocated spaces at front of property.

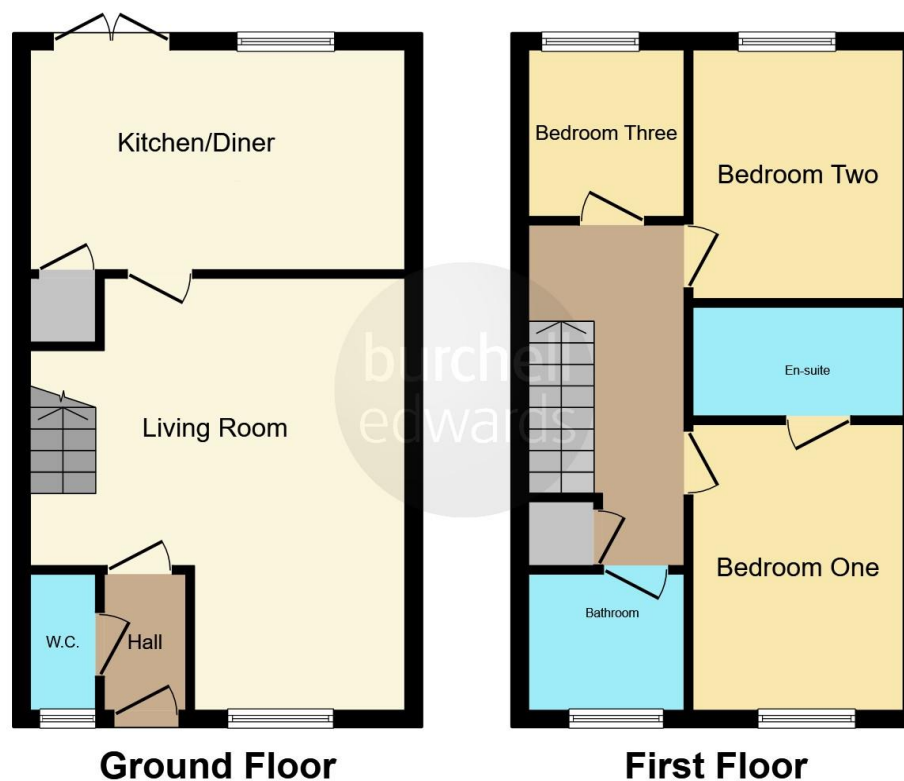
Rear Garden

Outside tap, artificial lawn, patio area, gated side access to frontage, timber built storage shed and fencing to all boundaries.









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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 150.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210691

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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