



Burnsall Close, BIRMINGHAM



Burnsall Close, BIRMINGHAM, B37 5JE

for sale offers in the region of
£220,000



Property Description

Burchell Edwards are delighted to present this three bedroom end-terrace property situated in the Chelmsley Wood area of Birmingham (B37).

The property in brief comprises an entrance hall, lounge, kitchen diner with extended utility area, front and rear gardens, three bedrooms and a bathroom with separate WC.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

This home would make an ideal investment opportunity, first time buy or perfect for growing families.

Entrance Porch

Double glazed surround, carpet and door into:

Entrance Hallway

Central heating radiator, wooden flooring and stairs to first floor accommodation.

Lounge

15' 8" max x 11' 9" max (4.78m max x 3.58m max)
Double glazed bay window to front elevation, central heating radiator and wooden flooring.

Kitchen

10' 5" x 15' 2" max (3.17m x 4.62m max)
Double glazed window 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, central heating radiator, under stairs storage, tiling to splash prone areas, wooden flooring, storage cupboard.

Utility Room

6' 2" x 14' 4" (1.88m x 4.37m)
Double glazed patio doors to rear elevation, double glazed window to rear elevation, central heating radiator and wooden flooring.

Landing

Loft access via hatch, carpet and central heating boiler housed.

Bedroom One

15' 3" x 8' 8" (4.65m x 2.64m)

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

Bedroom Two

11' 8" x 8' 8" max (3.56m x 2.64m max)

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

Bedroom Three

11' 2" x 6' 5" (3.40m 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, heated towel rail, vinyl flooring.

Separate W.C

Double glazed window to rear elevation, W.C and vinyl flooring.

Front Garden

Laid to lawn and pathway to front door.

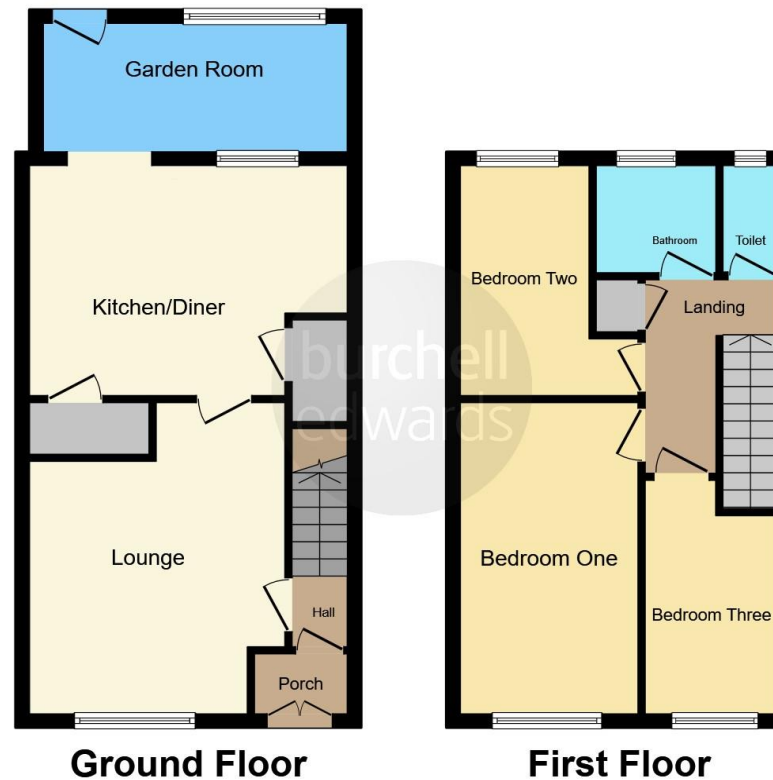
Rear Garden

Paved patio, access to garage at rear and fencing to 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

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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