



Brownfield Road, BIRMINGHAM





Property Description

Burchell Edwards Castle Bromwich are delighted to offer this well presented two bedroom semi-detached, conveniently located in the Shard End area of Birmingham (B34).

The property in brief compromises an entrance hallway, a through lounge diner, modern kitchen, modern shower room, two double bedrooms, To the rear you have a large family garden and to the front ample off road parking.

Location is key as it allows easy access to many amenities including shops, eateries and public transport links into Birmingham City Centre, Birmingham Airport and many more popular destinations.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

Entrance Hallway

Door to front elevation, double glazed window to side elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

Lounge

21' 4" max x 11' 1" max (6.50m max x 3.38m max)
Double glazed windows to front and rear elevations, double glazed door to garden and laminate flooring.

Kitchen

9' 5" x 8' 1" (2.87m x 2.46m)
Double glazed window to rear elevation, door to side elevation, a range of wall and base units with oak work surface over incorporating a sink with drainer unit, gas hob, space for appliances, tiled flooring, tiling to splash prone areas, spotlights.



Landing

Double glazed window to side elevation, storage cupboard and all doors off.

Bedroom One

9' 8" x 14' 5" (2.95m x 4.39m)

Three double glazed windows to front elevation, carpet and storage.

Bedroom Two

11' 7" max x 9' 4" plus door recess (3.53m max x 2.84m plus door recess)

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

Bathroom

Double glazed windows to rear and side elevations, vanity wash hand basin, W.C, shower cubicle, heated towel rail, tiled flooring, tiling to splash prone areas, spotlights.

Side Passage

Doors to front and rear elevations, space and plumbing for washing machine.

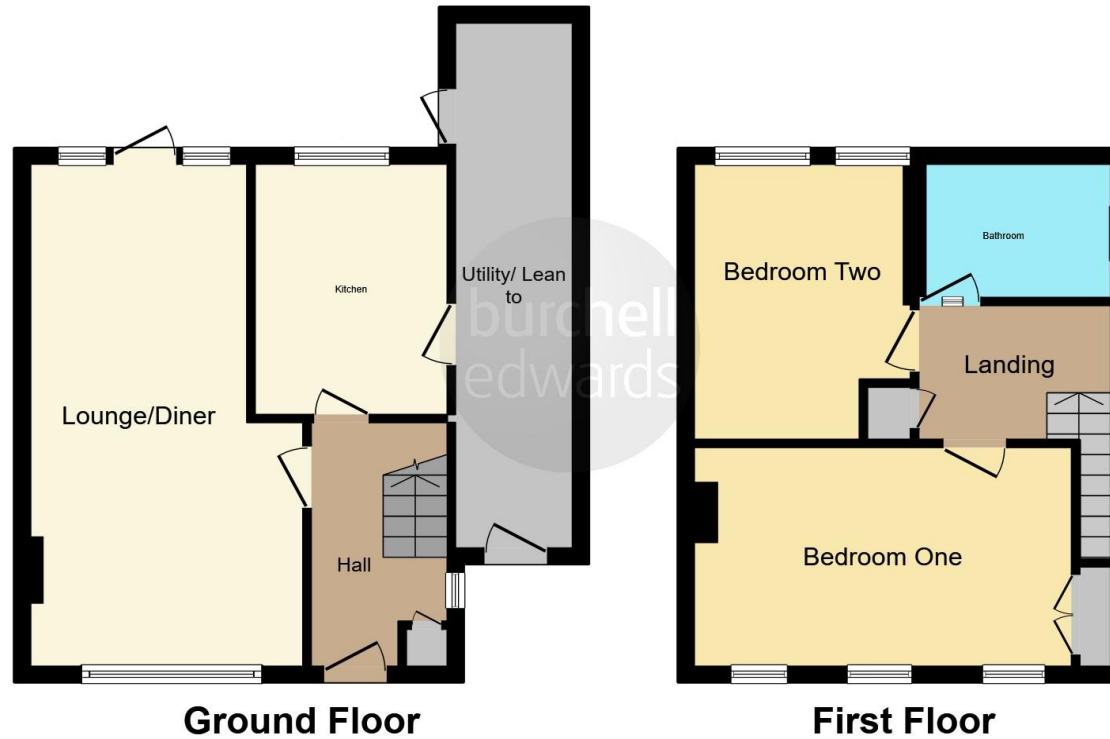
Rear Garden

Large lawned area, paved patio area and outside tap.









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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210719



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