



The Timber Way, Birmingham

burchell
edwards

The Timber Way, Birmingham, B34 7AS

for sale offers over
£230,000



Property Description

Burchell Edwards are delighted to offer this modern-style, three bedroom mid terrace property situated in the Shard End area of Birmingham (B34) making a great family home with plenty of space throughout.

The property in brief has off-road parking by way of a two allocated spaces, a lounge, guest W.C, kitchen diner to the rear and a conservatory. Upstairs there is a family bathroom and three bedrooms, two of which are doubles and an En-suite to the master.

To the rear you will discover a well maintained garden with side access. The property locality 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

Central heating radiator and carpet flooring.

Guest W.C

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

Lounge

17' 7" x 11' 10" (5.36m x 3.61m)

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

Kitchen/ Diner

15' x 9' 1" (4.57m x 2.77m)

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 fan, storage cupboard, tiled flooring, tiling to splash prone areas, space and plumbing for washing machine.

Conservatory

8' 11" x 7' 4" (2.72m x 2.24m)

Double glazed surround and tiled flooring.

Bedroom One

10' 2" x 8' 6" (3.10m x 2.59m)

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

Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m)

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

En-Suite

Shower cubicle with rainfall shower, W.C, wash hand basin, spotlights, heated towel rail and lino flooring.

Bedroom Three

8' 8" x 6' 3" (2.64m x 1.91m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with rainfall shower over, heated towel rail, spotlights, extractor and lino flooring.

Parking

Two allocated spaces to side of property.

Rear Garden

Laid to lawn, patio area, trees and shrubs, 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

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

Service Charge: Ask
 Agent

Ground Rent:
 150.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210883

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2012. Should you require 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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210883 - 0003