



Yorklea Croft, Birmingham



Property Description

Burchell Edwards are delighted to offer this three bedroom mid-terrace property, situated in the Chelmsley Wood area of Birmingham (B37). This home would make the ideal purchase for a growing family or even a first time buyer looking to get on the property ladder.

Briefly consisting an entrance porch, lounge, kitchen diner, enclosed gardens to the front and rear, three bedrooms and a family shower room with a separate WC.

Sat in a superb location in close proximity to many local shops and amenities including Chelmsley Wood Shopping Centre and offering easy access to frequent transport links connecting you to Birmingham City Centre, Birmingham Airport and other popular destinations.

Marston Green & Leah Hall Stations are both within a short 10 minute drive and this area is also popular for its school catchments.

Additional benefits include double glazing and gas central heating throughout and can be accessed via a walkway. Viewings are highly recommended to appreciate the space/accommodation.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Entrance Porch

Double glazed window to front elevation, laminate flooring and cupboard housing meters.

Lounge

19' 3" x 10' 3" max into chimney recess (5.87m x 3.12m max into chimney recess)

Double glazed window to front elevation, double glazed sliding patio doors to rear elevation, central heating radiator and laminate flooring.

Kitchen

29' max x 10' 6" max (8.84m max x 3.20m max)
L shaped room. Double glazed window and door to rear elevation, double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric oven and grill, four ring gas hob, dishwasher, two central heating radiators, LVT flooring, under stairs storage, tiling to splash prone areas, space and plumbing for washing machine.

Landing

Carpet and airing cupboard housing central heating boiler.

Bedroom One

13' 4" max into door recess x 10' 5" max plus wardrobes (4.06m max into door recess x 3.17m max plus wardrobes)
Double glazed window to front elevation, central heating radiator, carpet, fitted wardrobes and loft access via hatch.

Bedroom Two

13' 5" x 8' (4.09m x 2.44m)
Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)
Double glazed window to rear elevation, central heating radiator and carpet.

Separate W.C

Double glazed window to rear elevation, W.C, tiling to walls and tiled flooring.

Shower Room

Double glazed window to rear elevation, wash hand basin, shower cubicle, heated towel rail, extractor, fitted vanity unit, tiling to walls and tiled flooring.

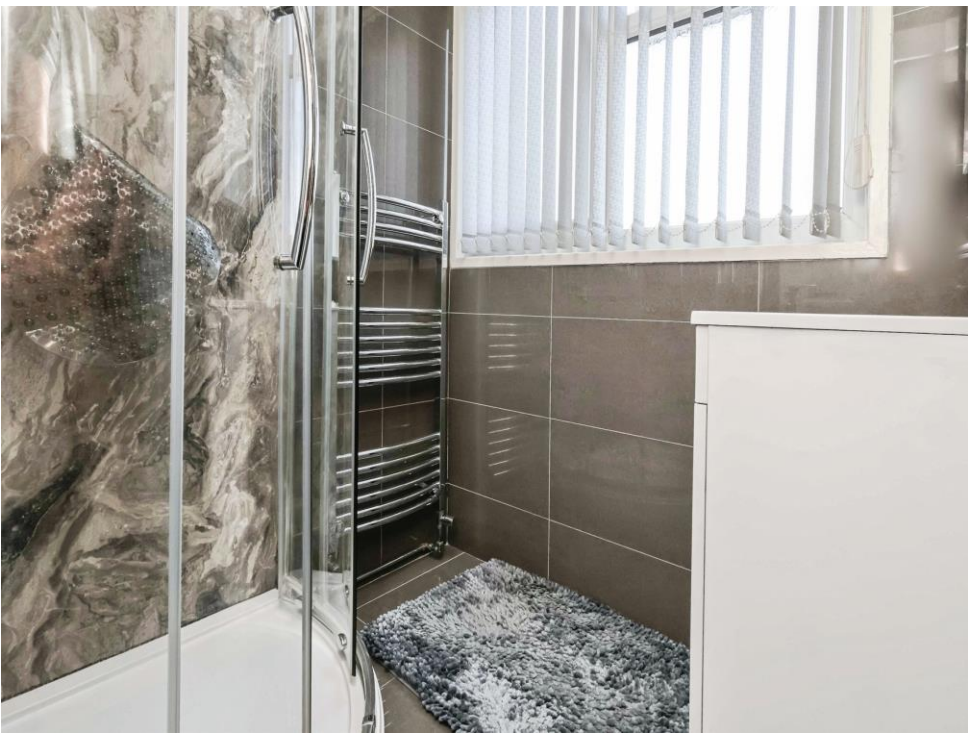
Front Garden

Laid to lawn, gated front, pathway, hedging to side and shrubs.

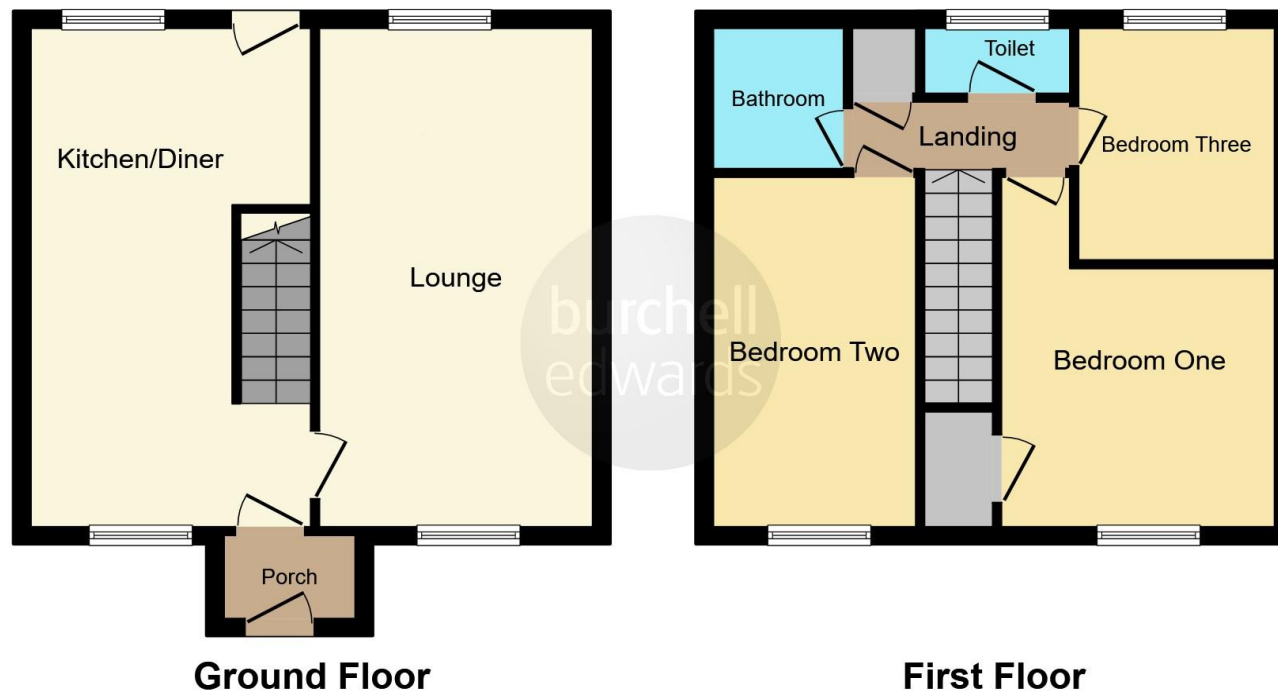
Rear Garden

Patio area, laid to lawn, outside tap, trees and shrubs, brick built storage shed, 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

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210915



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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