



Auckland Drive, Birmingham

**burchell
edwards**



Property Description

Burchell Edwards are delighted to present this stunning three bedroom terrace home situated in the Smiths Wood area of Birmingham (B36).

The property in brief comprises an entrance porch, hallway, lounge, fitted kitchen diner, sun room and a private rear garden. To the first floor there is a family bathroom and three good-sized bedrooms, perfect for couples or a growing family.

Internally, this property offers a modern decor and has been maintained beautifully making this a wonderful family home!

Homeowners will discover off-road parking by way of a private driveway and garage at the rear and further benefits from double glazing and gas central heating throughout.

The property's location is a key factor as it is sat amongst many local amenities/shops and within close proximity of many transport links. Viewings are definitely recommended to appreciate the space and accommodation available, an absolute must see so be sure not to miss out!

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

Door to front elevation and tiled flooring.

Entrance Hallway

Stairs to first floor accommodation and tiled flooring,

Lounge

15' 2" max x 11' 9" max (4.62m max x 3.58m max)
Double glazed bay window to front elevation, central heating radiator, electric fire place and tiled flooring.

Kitchen/ Diner

10' 5" x 15' 1" max (3.17m x 4.60m max)
Double glazed window and sliding French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob with extractor hood, electric oven and grill, dishwasher, space and plumbing for washing machine, storage cupboard, central heating radiator, tiling to splash prone areas, under stairs storage.

Sun Room

Double glazed surround, double glazed patio doors to side elevation and tiled flooring.



Landing

Loft access via hatch, Amtico flooring and airing cupboard housing central heating boiler.

Bedroom One

14' 10" max x 8' 6" (4.52m max x 2.59m)

Double glazed bay window to front elevation, central heating radiator, carpet, electric fire place and built in wardrobe.

Bedroom Two

11' x 8' 6" max (3.35m x 2.59m max)

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

Bedroom Three

11' 1" x 6' 3" (3.38m x 1.91m)

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

Shower Room

Double glazed window to rear elevation, shower cubicle, wash hand basin, W.C, heated towel rail, spotlights and Amtico flooring.

Front Garden

Pathway and artificial lawn.

Rear Garden

Patio area, trees and shrubs, outside tap and gated rear access,









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:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 180.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210775

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1969. 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.

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