



Arderne Drive, Birmingham

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Property Description

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

The property in brief comprises a lounge, kitchen diner, three bedrooms and a family bathroom.

Upon arrival you will discover gardens to the front and rear where you can also gain access to the garage with gated rear access. Internally it is very spacious and carries a beautiful natural light throughout.

The property's locality is key as it offers easy access to both Birmingham City Centre and to Solihull Town Centre, as well as being situated amongst many local amenities/shops and nearby Marston Green train station. A very popular area for excellent school catchments.

With the additional benefit of gas central heating all through, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

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.

Lounge

Double glazed bay window to front elevation, French doors to kitchen, laminate flooring, electric fire place, verticle wall radiator, stairs to first floor accommodation and central heating radiator.

Kitchen/ Diner

Double glazed patio doors and two windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, electric oven and grill, plumbing for washing machine, spotlights, tiled flooring, tiling to splash prone areas, central heating radiator.

Landing

Loft access via hatch, carpet and cupboard housing central heating boiler.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to front elevation, central heating radiator, laminate flooring and storage cupboard.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, cast iron radiator, LVT flooring and spotlights.

Front Garden

Lawned area and pathway to front door.

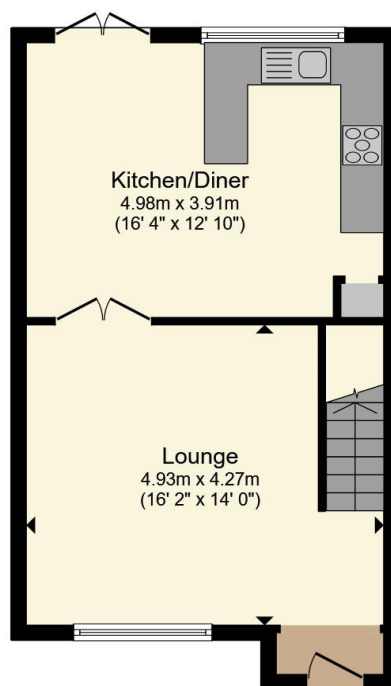
Rear Garden

Patio area, laid to lawn, gated rear access, outside tap, shrubs, brick built storage shed and access to garage.

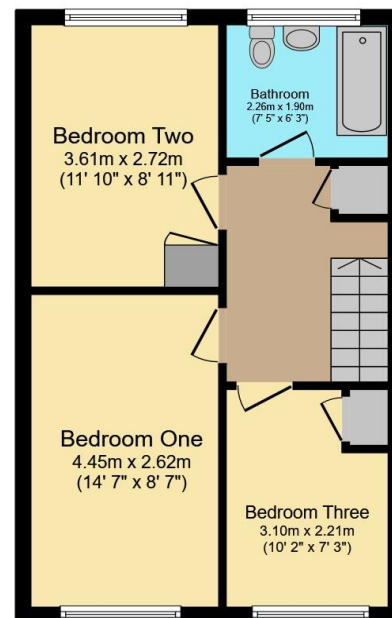








Ground Floor



First Floor

Total floor area 83.5 m² (899 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210959



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