



Wyckham Road, Birmingham





Property Description

Burchell Edwards Castle Bromwich are delighted to present this three bedroom semi-detached property situated in the heart of Castle Bromwich (B36).

Offered with NO UPWARD CHAIN and briefly comprising of an entrance porch, hallway, through lounge, kitchen diner, conservatory, three bedrooms and a family shower room.

Upon arrival you will discover the property sits and benefits from a large corner plot, with private gardens to both the front and rear.

Its' location is a key factor when considering this property as it is sat amongst many local amenities/shops and within close proximity of many transport links including the M6/M42 motorways and Water Orton Railway Station.

The property may be in need of some modernisation but makes an ideal first time buy or investment as it offers plenty of space, carrying a beautiful natural light throughout. Located in popular area for school catchments and easy access both Birmingham and Solihull Town Centres.

Viewings are essential to gain a sense of the space and accommodation available.

We have been unable to verify and are limited to the material information that relates to this property. The acting seller have advised they are selling with limited title. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Entrance Hallway

Under stairs storage, exposed floorboards, central heating radiator and stairs to first floor accommodation.

Dining Room

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

Lounge

Double glazed sliding doors to rear elevation, central heating radiator, exposed floorboards and brick built fire place.

Kitchen

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, integrated oven and grill, space and plumbing for washing machine, tiled flooring and tiling to splash prone areas.

Landing

Double glazed window to side elevation, loft access via hatch and exposed floorboards.

Bedroom One

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

Bedroom Two

Window to rear elevation, central heating radiator and exposed floorboards.

Bedroom Three

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

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, panelled bath, airing cupboard, central heating radiator and wood effect flooring.

Front Garden

Block paved patio and two lawned areas.

Rear Garden

Lawned area, paved patio area, gated side access to frontage and fencing to all boundaries.

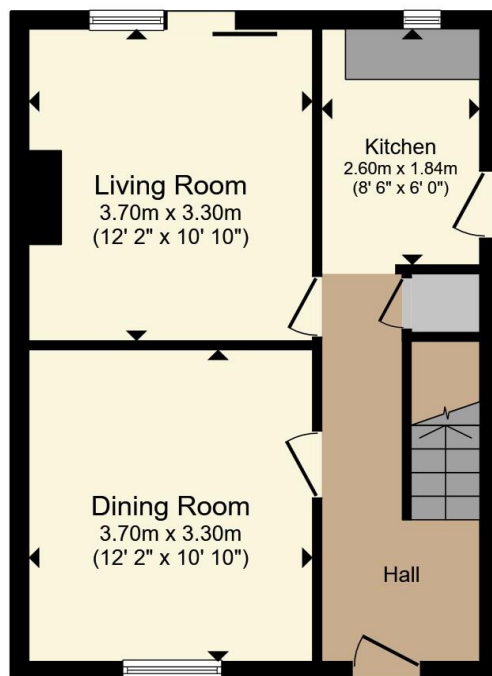
Agent Note

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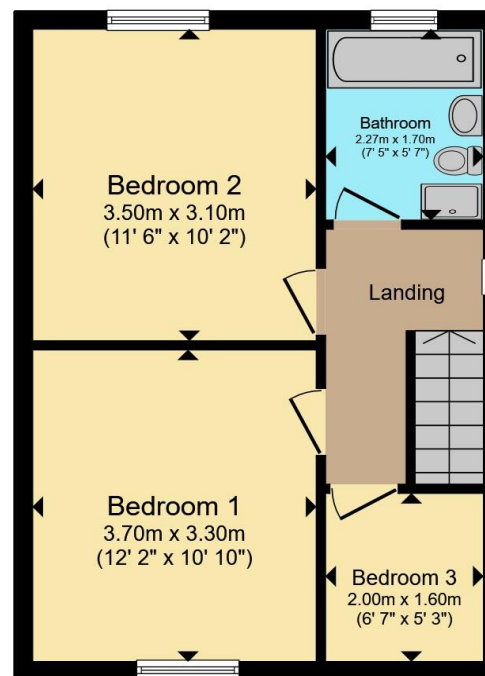








Ground Floor



First Floor

Total floor area 78.6 m² (846 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
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210978



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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