



Kiln Rise, Birmingham



Property Description

Burchell Edwards are delighted to present this well proportioned four bedroom semi-detached family home, situated in the popular area of Alum Rock in Birmingham (B8).

The property in brief comprises a entrance hallway, lounge, fitted kitchen diner, guest WC, four bedrooms and a family shower room.

Upon arrival you will discover off-road parking by-way-of a block-paved driveway and gardens to both the front and rear.

Modernised throughout, this stylish home makes the ideal purchase for large/growing families and is situated amongst plenty of local shops and amenities. There are also many superb transport links and falls in a great catchment areas for local primary and secondary schools.

With the benefits of double glazing and gas central heating throughout, we recommend an early viewing to appreciate the space and accommodation available.

Entrance Hallway

Double glazed window to front elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

Lounge

Double glazed window to front elevation, two central heating radiators, laminate flooring, storage cupboard under stairs.

Kitchen/ Diner

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, space and plumbing for washing machine, tiled flooring, tiling to splash prone areas, central heating radiator and access to W.C.

Guest W.C

W.C, wash handbasin, tiled flooring and extractor.



Landing

Laminate flooring, central heating radiator and storage cupboard.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, central heating radiator, laminate flooring and loft access via hatch.

Bedroom Three

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

Bedroom Four

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

Shower Room

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle, heated towel rail, extractor, tiled flooring and shaver point.

Front Garden

Block paved driveway providing off road parking, paved pathway and small lawned area.

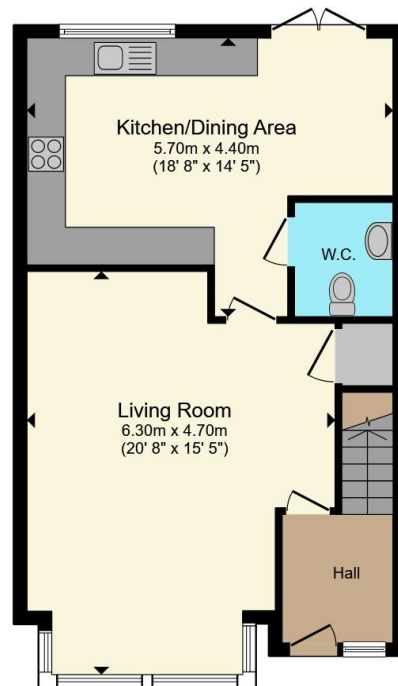
Rear Garden

Laid to lawn and fencing to all boundaries.

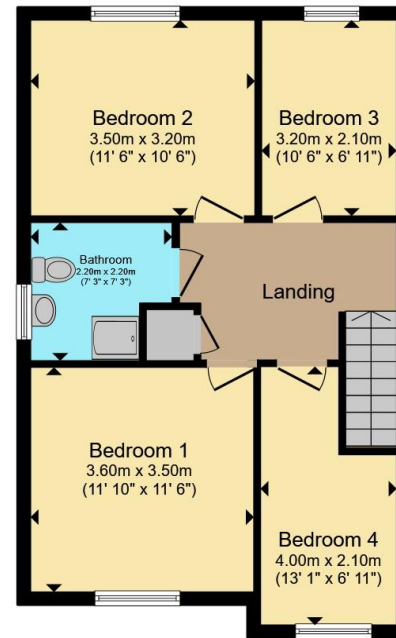








Ground Floor



First Floor

Total floor area 109.0 m² (1,173 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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW208812



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: CBW208812 - 0002