



Waldley Grove, Birmingham





Property Description

Burchell Edwards are proud to bring to the market this four bedroomed modern detached property. The property offers a lounge and dining room, fitted breakfast kitchen, four bedrooms with en suite to master, fitted bathroom, guest WC and utility room, front and rear gardens, drive and Garage. The property benefits from having double glazing and gas central heating and will be freehold on completion

Guest W.C

W.C, wash hand basin and central heating radiator.

Lounge

13' 3" plus bay x 11' 3" (4.04m plus bay x 3.43m)
Central heating radiator, media wall, fireplace, spotlights and wooden laminate flooring.

Dining Room

8' 11" x 8' 5" (2.72m x 2.57m)
Central heating radiator and wooden laminate flooring.

Reception Room Three

10' 5" x 7' 7" (3.17m x 2.31m)
Double glazed window to front elevation, central heating radiator, storage cupboard and wooden laminate flooring.

Kitchen

11' 4" x 8' 2" (3.45m x 2.49m)
a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker, hob, dishwasher, fridge freezer and washing machine, tiling to splash prone areas and wooden laminate flooring.

Utility Room

8' 3" x 5' 5" (2.51m x 1.65m)
A range of wall and base units with a sink and drainer unit and central heating boiler.

Conservatory

12' 10" x 10' 5" (3.91m x 3.17m)
Double glazed windows to all elevations, double glazed french doors to rear elevation and central heating radiator.

Bedroom One

11' x 12' 3" (3.35m x 3.73m)

Central heating radiator and integrated wardrobes.

En-Suite

Double glazed window to side elevation, W.C, wash hand basin, shower unit and wooden laminate flooring.

Bedroom Two

9' 1" x 8' 2" (2.77m x 2.49m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

13' 10" x 7' 11" (4.22m x 2.41m)

Double glazed window to front elevation and central heating radiator.

Bedroom Four

11' 3" x 6' 11" (3.43m x 2.11m)

Double glazed window to rear elevation and central heating radiator.

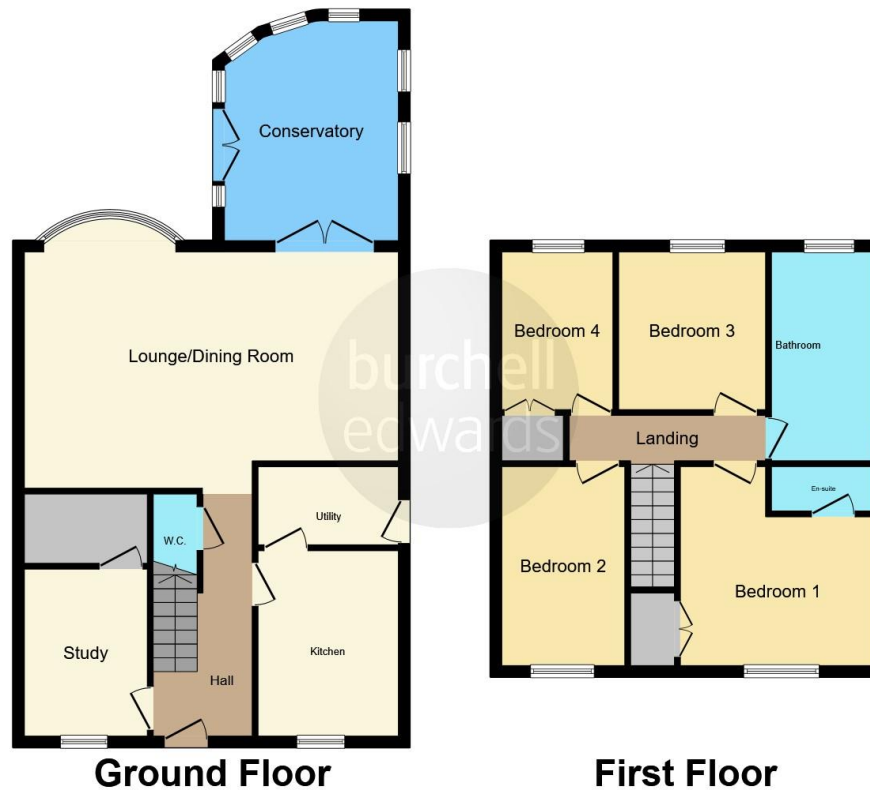
Bathroom

Double glazed window to rear elevation, bath with shower over, wash hand basin, W.C, tiled walls and lino flooring.









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: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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Property Ref: ERD206418 - 0005