



Heyford Way, Birmingham

burchell
edwards



Property Description

Burchell Edwards Erdington are pleased to market this three-bedroom mid terraced property is situated in Castle Vale, offered with no upward chain, and comprises of lounge, dining room and kitchen on the ground floor along with three bedrooms and the family bathroom to the first floor. Outside to the front is a lawned garden with pathway leading to the property while to the rear is an enclosed large rear garden.

Making an ideal purchase for a growing family, we recommend that a viewing is essential in order to appreciate the space and accommodation available.

Entrance Porch

Two double glazed windows to side elevations, double glazed window to front elevation and carpet.

Lounge

18' 11" x 12' 5" (5.77m x 3.78m)
Double glazed window to front elevation, central heating radiator and carpet.

Dining Room

19' 5" x 11' 3" (5.92m x 3.43m)
Double doors to conservatory, carpet, fire place, central heating radiator and stairs to first floor accommodation.

Kitchen

11' 9" x 7' 2" (3.58m x 2.18m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker, hob, spotlights, tiling to walls and floor and meters.

Conservatory

17' 4" x 11' (5.28m x 3.35m)
Double glazed French doors and window to front elevation and wooden flooring.

Landing

Two storage cupboards, carpet, loft access and all doors off to:

Bedroom One

12' 9" x 11' 1" (3.89m x 3.38m)

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

Bedroom Two

11' 2" x 9' 8" (3.40m x 2.95m)

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

Bedroom Three

9' 5" x 7' 9" (2.87m x 2.36m)

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

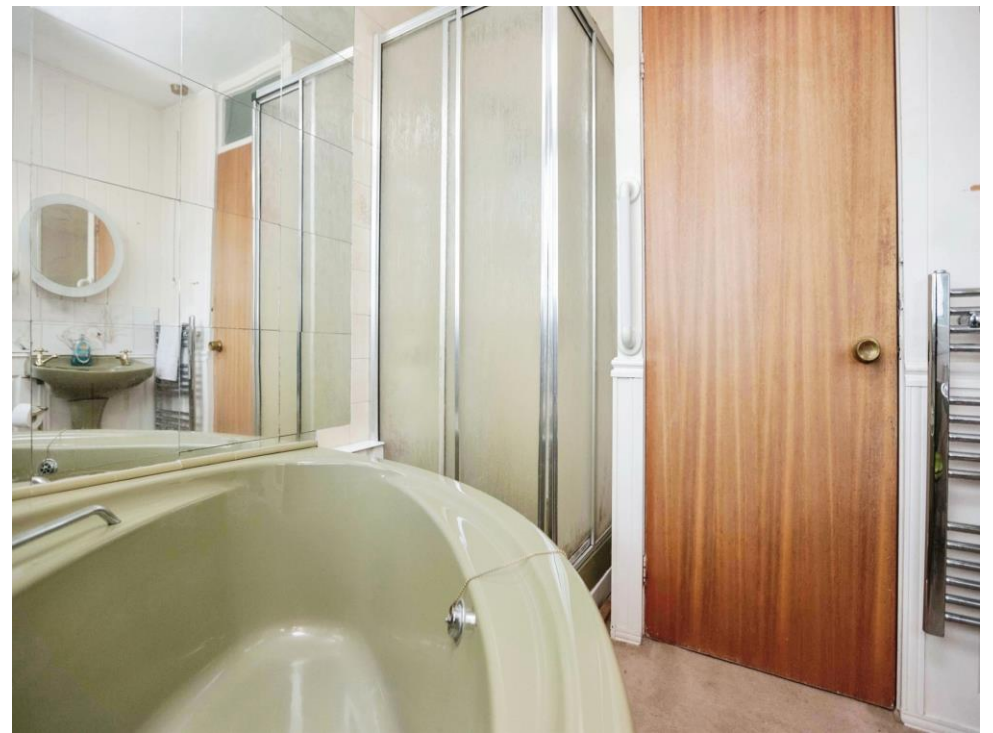
Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath, shower cubicle and central heating radiator.

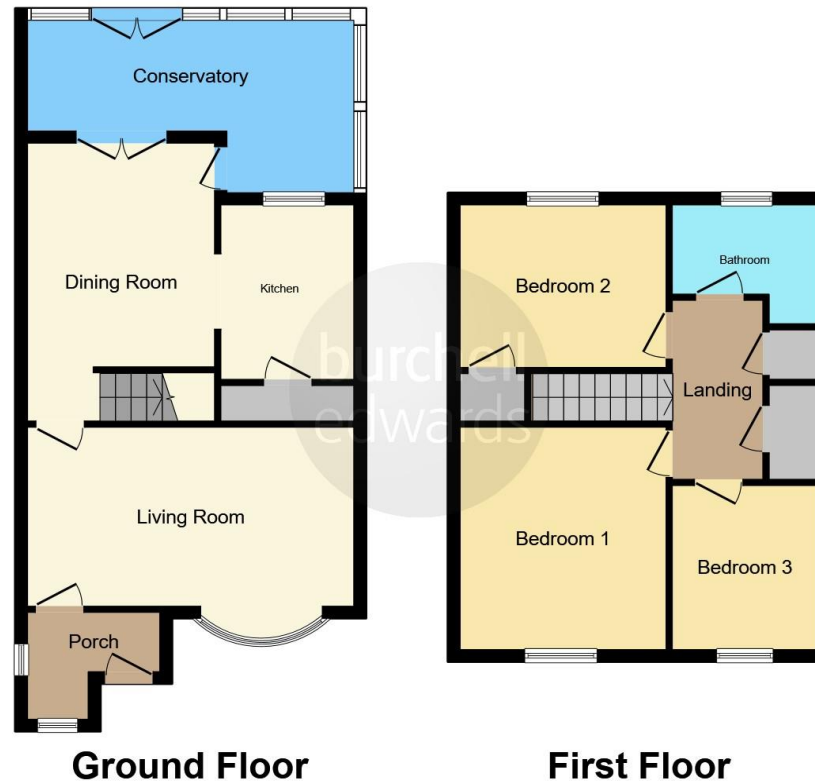
Rear Garden

Patio area, laid to lawn 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

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206393



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: ERD206393 - 0003