



Mill Burn Way, Birmingham

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## Property Description

Burchell Edwards Sheldon are pleased to present to you this beautiful three link detached property in a cul-de-sac location. The property itself comprises of a large lounge, dining room, kitchen, three bedrooms, family bathroom, rear garden and front driveway. The master bedroom comes with an ensuite and the property also benefits from a W/C on the ground floor.

Situated just a short drive from the M6 motorway this property is perfectly located for a commuter or young family looking for their next home. We expect this property to be very popular so do not miss out - call today and book your viewing now on 0121 742 725!!!!

## Lounge

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

## Dining Room

Double glazed sliding doors to rear elevation.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker. space and plumbing for washing machine, central heating radiator and tiling to splash prone areas.



## Landing

Storage cupboard and all doors off.

## Bedroom One

Double glazed window to front elevation and central heating radiator.

## En-Suite

Double glazed window to front elevation, walk in shower, W.C, wash hand basin, central heating radiator and extractor.

## Bedroom Two

Double glazed windows to front and rear elevations, central heating radiator and loft access via hatch.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bathroom

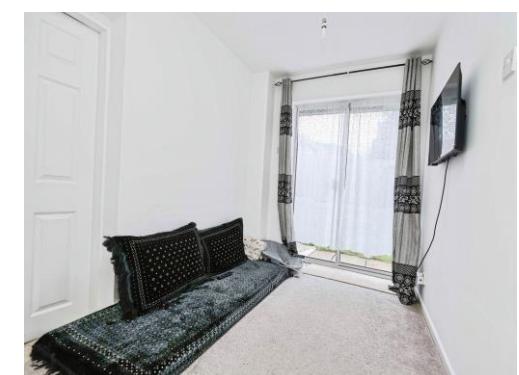
Double glazed window to rear elevation, bath, W.C, wash hand basin, central heating radiator and extractor.

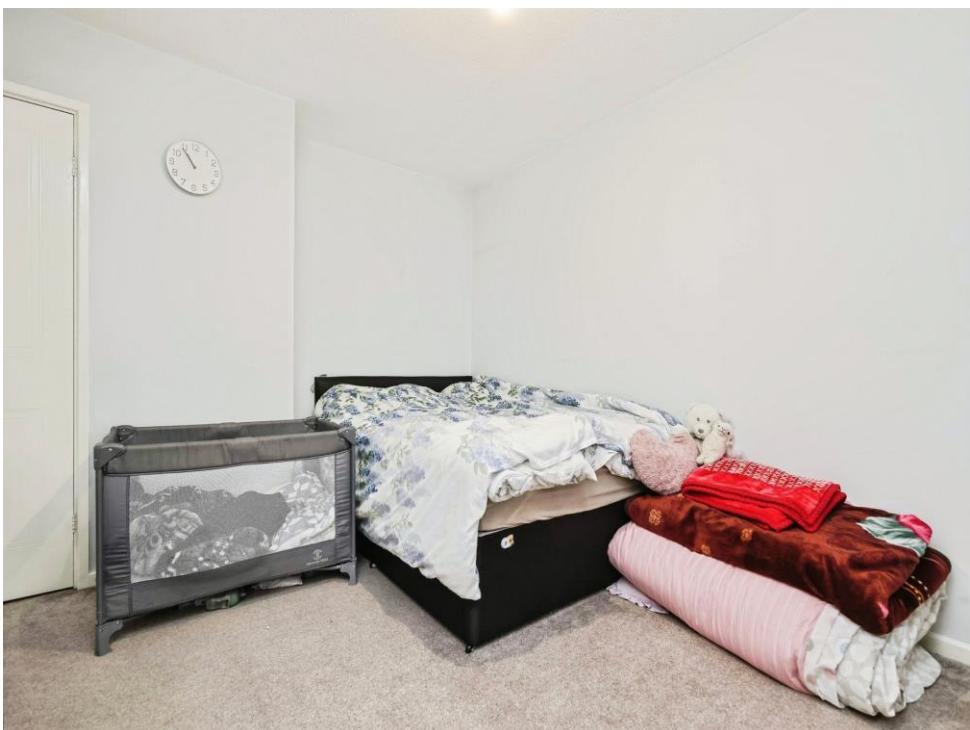
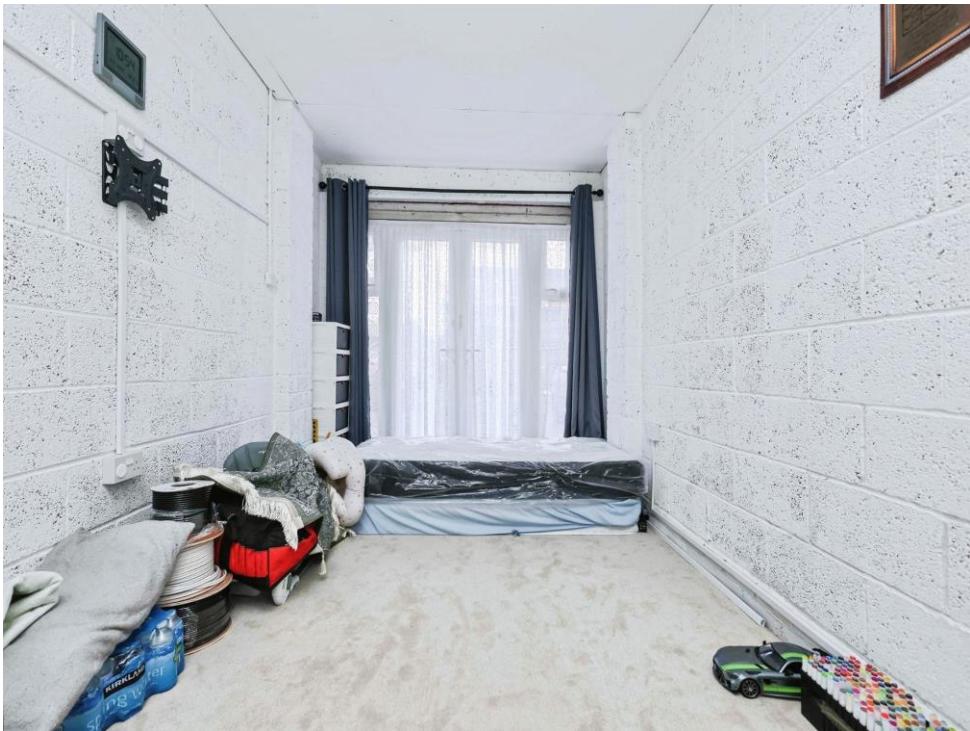
## Garage

Double glazed door to front elevation, double glazed window to rear elevation, central heating radiator.

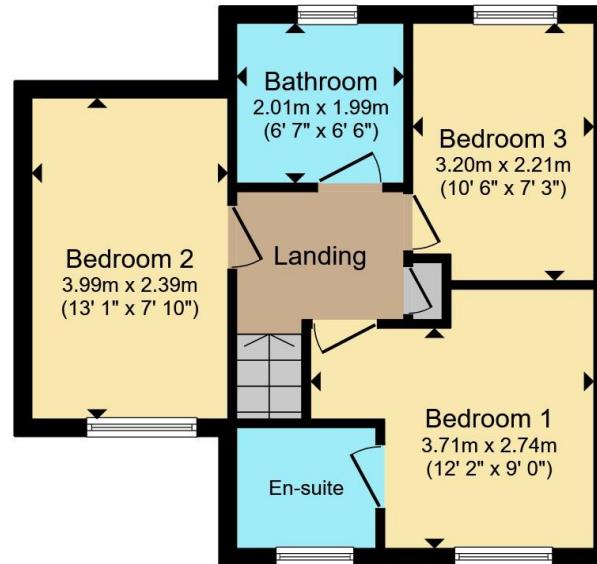
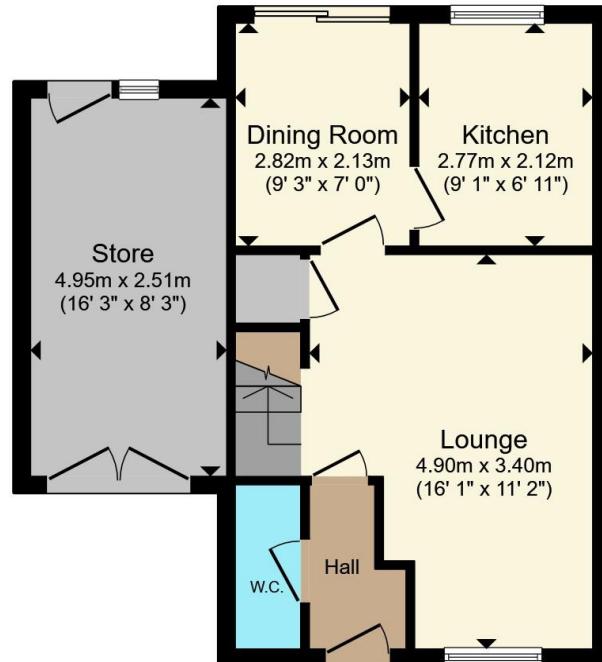
## Rear Garden

Slabbed patio, laid to lawn, outside tap and fencing to all boundaries.









Total floor area 83.8 m<sup>2</sup> (902 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/SHL211433](http://burchelledwards.co.uk/Property/SHL211433)



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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