



Edburgha Close, Yardley, BIRMINGHAM

burchell
edwards



Property Description

Situated in the heart of the West Midlands, Spire View is set within the designated Old Yardley Park Conservation Area, close to the focal point of the area, St Edburgha's Church, which originated in the 12th Century. A short walk away is the historic Blakesley Hall, a timber-framed house built in 1590 by Richard Smalbroke, a member of one of Birmingham's leading merchant families.

Adjacent to the property is the picturesque Old Yardley Park with its recently opened Diamond Jubilee Garden, in honour of HM Queen Elizabeth II. The village grew up around the Church of St Edburgha's which remains today at the heart of the Conservation Area.

Leisure activities abound including golf at nearby Hatchford Brook Golf Club and tennis at Yardley Tennis Club.

Centrally placed with Birmingham City Centre and Solihull each approximately 5 miles away, this location really does offer the best of both worlds, tranquil surroundings with all the amenities you could require. Excellent commuting, extensive shopping facilities, leisure and entertainment are all within easy reach, making it an ideal choice.

Lounge

11' 1" x 15' 7" (3.38m x 4.75m)
Double glazed window to front aspect, central heating radiator, electric fire and wall-lights.

Kitchen

18' 11" x 12' 4" (5.77m x 3.76m)
Double glazed window to rear aspect, a fitted kitchen, work surfaces, sink and drainer unit, electric oven, gas hob, extractor hood, space and plumbing for a washing machine and central heating radiator.

Downstairs W C

7' 3" x 3' 3" (2.21m x 0.99m)
Double glazed window to side aspect, hand wash basin, wc, extractor fan and central heating radiator.

Bedroom One

15' 3" x 12' 7" (4.65m x 3.84m)

Double glazed window to front aspect, central heating radiator and built-in wardrobes.

En-Suite

Double glazed skylight to rear aspect, hand wash basin, wc, shower cubicle, central heating radiator and extractor fan.

Bedroom Two

19' 5" x 9' 1" (5.92m x 2.77m)

Double glazed windows to front and rear aspects and central heating radiator.

Bedroom Three

12' 3" x 11' 2" (3.73m x 3.40m)

Double glazed window to rear aspect, central heating radiator and built-in wardrobes.

Bedroom Four

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed window to front aspect, central heating radiator and built-in wardrobes.

Bedroom Five

7' 4" x 7' 3" (2.24m x 2.21m)

Double glazed window to front aspect and central heating radiator.

Bathroom

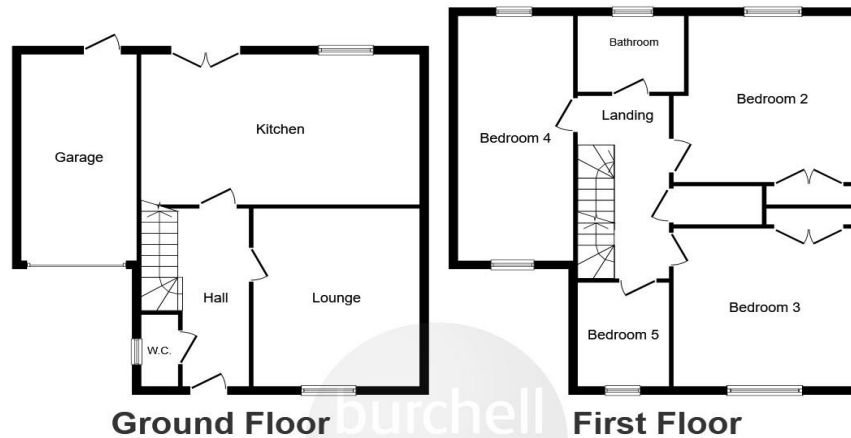
9' 1" x 6' 7" (2.77m x 2.01m)

Double glazed window to rear aspect, hand wash basin, wc, bath, shower cubicle, central heating radiator and extractor fan.









This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

Powered by audioagent.com

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
BIRMINGHAM B26 3JH

EPC Rating: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ref-SHL206856



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.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL206856 - 0008