



Baldwins Lane, Birmingham



# Baldwins Lane, Birmingham, B28 0RD

for sale offers over  
**£300,000**



## Property Description

Burchell Edwards Shirley are proud to present to you a beautiful semi-detached property situated in a fantastic location surrounded by local amenities, public transport links and great schools nearby.

The property comprises of a double driveway to the front, an entrance porch, hallway, a separate reception room with a log burner, an open plan spacious kitchen/diner with integrated appliances, a brick built garage towards the rear alongside, a lovely easily maintainable rear garden equipped with artificial grass. The first floor boasts three good sized bedrooms, a family bathroom and loft access.

Recently renovated and thoroughly decorated throughout, this property is an absolute gem for a first time buyer!

Sure to be busy!! Do not delay, book a viewing today!!

## Approach

Tarmac driveway, electric charging point and lawn area.

## Entrance Hallway

Door to front, central heating radiator, under-stairs built-in cupboard and laminate floor.

## Lounge

10' 8" x 13' 5" (3.25m x 4.09m)

Double glazed bay window to front aspect, carpet, log burner and spotlights.

## Kitchen / Diner

16' 8" max x 13' 9" max (5.08m max x 4.19m max)

Two double glazed windows and door to rear aspect, a fitted kitchen comprising of a range of wall and base units with work surfaces over, kitchen island, sink and drainer, gas hob and electric oven with extractor hood, integrated fridge and freezer, central heating radiator and laminate floor.



## Landing

Ceiling spotlights and loft hatch giving access to storage space.

## Bedroom One

10' 2" max x 13' 2" into bay (3.10m max x 4.01m into bay)

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

## Bedroom Two

10' 6" x 13' 8" max (3.20m x 4.17m max)

Double glazed window to rear aspect, carpet, central heating radiator, TV and telephone points and fireplace.

## Bedroom Three

6' 5" x 7' 6" (1.96m x 2.29m)

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

## Bathroom

Opaque double glazed windows to rear and side aspects, bath, shower, WC, hand wash basin with vanity storage, lino floor, spotlights, central heating radiator and tiled to splashback areas.

## Garden

Block paved patio, astroturf and brick built garage.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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