



Wellcroft Road, Birmingham

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Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached family home, situated in the popular area of Shard End (B34).

The property in brief comprises an open plan through lounge diner and fitted kitchen, utility area with guest WC, conservatory, three bedrooms and a family bathroom.

Upon arrival you will discover off-road parking by way of a driveway and the property sits amongst many local amenities, great school catchments and public transport links.

Making an ideal purchase for first time buyers or growing families with the additional benefits of gas central heating and double glazing throughout. Viewings are definitely recommended to appreciate the space and accommodation available.

We believe this property is of non-standard construction (Wimpey No-Fines) and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Entrance Porch

Laminate flooring.

Entrance Hallway

Central heating radiator, stairs to first floor accommodation, meter cupboard and laminate flooring.

Guest W.C

W.C, wash hand basin and laminate flooring.

Lounge

Double glazed windows to front elevation, double glazed sliding doors to rear elevation, LVT flooring and two vertical wall radiators.

Kitchen

Double glazed window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, extractor, space and plumbing for washing machine and dishwasher, tiled flooring, tiling to splash prone areas, central heating boiler housed.

Combined Area To Side Entry

Double glazed doors to rear and side elevations, half LVT flooring and half tiled flooring.

Conservatory

Double glazed surround, double glazed patio doors to side elevation, central heating radiator and laminate flooring.



Landing

Double glazed window to sidew elevation, carpet, loft access via hatch and central heating radiator.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed windows to front and side elevations, W.C, wash hand basin, bath with shower over, tiling to walls and tiled flooring.

Front Garden

Tarmac driveway providing off road parking.

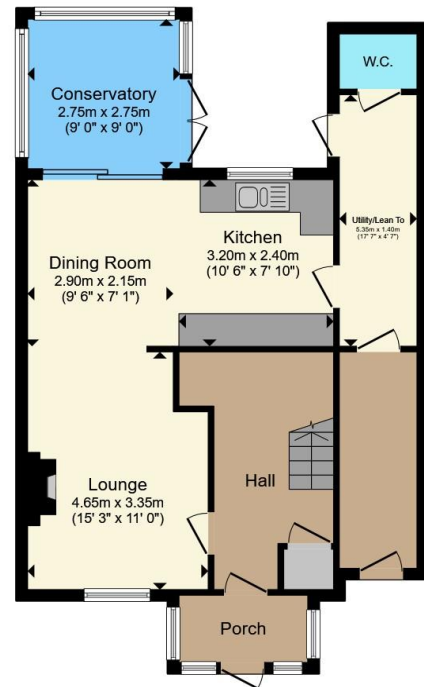
Rear Garden

Paved patio area, bark area, paved area, artificial lawn and outside tap.

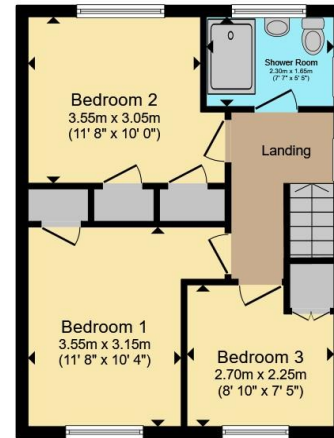








Ground Floor



First Floor

Total floor area 108.6 m² (1,169 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



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211271



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