



Auckland Drive  
Birmingham



# Auckland Drive Birmingham B36 0QN

for sale offers in the region of  
**£260,000**



## Property Description

Burchell Edwards are proud to offer this fantastic family home in the Smiths Wood area of Birmingham (B36).

The accommodation is ready to move in to and in brief comprises of an entrance hallway, lounge, kitchen diner, guest WC, three bedrooms and a family bathroom.

Outside, the property benefits from a mature rear garden as well as off-road parking by-way-of a driveway.

Located within close proximity of many local shops and amenities and superb transport links making an easy commute into Birmingham and Solihull Town Centres. Making an ideal purchase for first time buyers or couples alike.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Hallway

Stairs to first floor, central heating radiator and carpet.

## Lounge

Double glazed window to front elevation, two central heating radiators, laminate flooring and feature fire place.

## W.C

Double glazed window to side elevation, W.C, wash hand basin, central heating radiator, extractor and vinyl flooring.

## Kitchen

Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, integrated oven and grill, vinyl

flooring, tiling to splash prone areas, space and plumbing for washing machine, central heating boiler housed.

## Landing

Loft access via hatch, central heating radiator, carpet and cupboard housing solar panel equipment.

## Bedroom One

Two double glazed windows to front elevation, central heating radiator and carpet.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed window to rear elevation, bath with shower over, W.C, wash hand basin, extractor, central heating radiator and vinyl flooring.

## Front Garden

Block paved driveway providing off road parking.

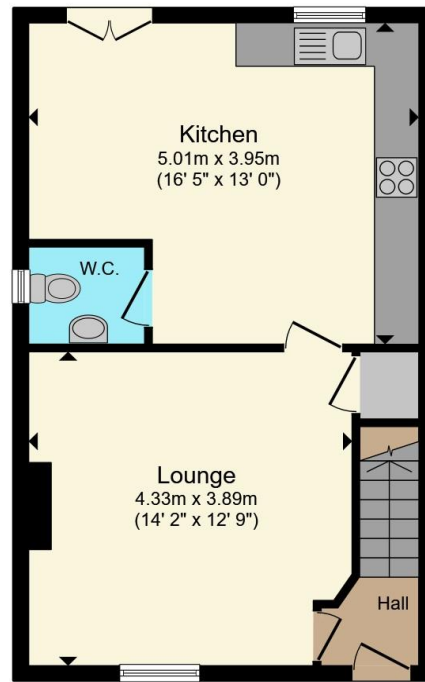
## Rear Garden

Patio area, outside tap, trees and shrubs, fencing to all boundaries.

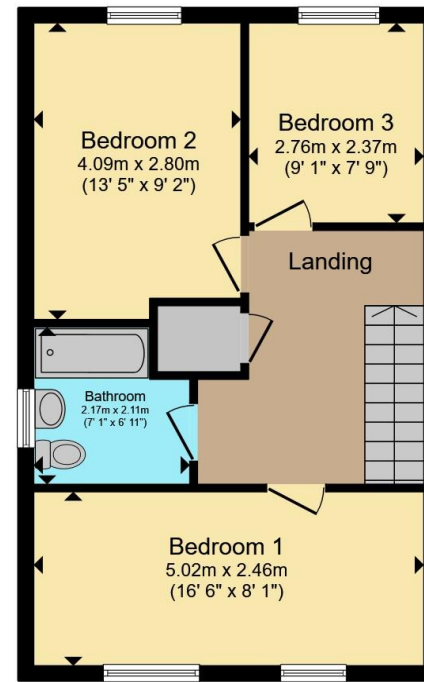








**Ground Floor**



**First Floor**

Total floor area 93.4 m<sup>2</sup> (1,005 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: B Council Tax  
Band: B

Tenure: Freehold

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